






4/1-5 Goldman Street, Bruce

A Smart Step Up, Space, Separation & Superb Location

Perfectly positioned in the highly sought-after suburb of Bruce, this charming Georgian-style townhouse offers three bedrooms, two bathrooms, and a double garage, ideal for growing families or savvy investors. Thoughtfully designed with generous living areas and a flexible layout, this home sits in the centre of everything Bruce and the north has to offer, including the University of Canberra, Australian Institute of Sport, Calvary Hospital, Canberra Stadium, Canberra Centre, and Belconnen Mall.

This townhouse has been lovingly refreshed, making it truly move-in ready. Interiors have been freshly painted in key areas, the top level and stairs now feature new carpet, and all bedrooms enjoy new light fittings. The deck has been refurbished with new doors leading out from the living area, creating a seamless indoor-outdoor flow.

The kitchen has been upgraded with a new gas cooktop and range hood, while the main and ensuite bathrooms feature brand new vanities, and all showers have been resealed for peace of mind. Outside, the front garden has been refreshed, including the irrigation system, giving a polished and low-maintenance appeal.

3  2  2 

FOR SALE
\$875,000+

VIEW
By Appointment

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All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

One of the standout features of this home is its separation of spaces. With three living areas, there's plenty of room for everyone. The front living/study space could serve as a home office, fourth bedroom, or kids' play area, while the main living and dining areas flow directly to the private rear terrace, perfect for morning coffees, BBQs, or relaxing in leafy surroundings.

Upstairs, all three bedrooms are spacious with built-in robes and leafy outlooks. The main bedroom offers a walk-in robe and ensuite with a new vanity, while the other bedrooms share a main bathroom also fitted with a new vanity. A powder room and separate laundry on the ground floor add convenience, and ducted gas heating keeps the home comfortable all year round.

Location is unbeatable: quick access to the Parkway, Inner North, Belconnen Town Centre, Radford College, UC, and the Bruce shopping precinct is only a short walk down the road that includes: IGA supermarket; Bean Origin; Cafe Momo; and JoA Korean BBQ.

Whether your family is just starting out or ready to upgrade, 4/1-5 Goldman Street, Bruce offers space, style, and a fresh, modern feel in a highly desirable and convenient location.

Internal: 138.59 m²

Garage: 36.3 m²

Terrace: 25 m²

Block: 277 m²

EER: 4.5 stars

Rates: \$2,120 per annum (Approx)

Landtax: \$2,873 per annum (Approx)

Body Corporate: \$2,743 per annum (Approx)

Features:

- Double lock-up garage with internal access + additional parking
- 3 generous bedrooms with built-in robes
- Main bedroom with walk-in robe and ensuite (new vanity)
- Main bathroom with new vanity
- New carpet throughout top level and stairs
- Gas cooking with new cooktop and range hood
- Ample storage throughout
- Freshly painted interiors in key areas
- Refurbished deck with new doors to living area
- Partially covered large terrace and front outdoor area
- Refreshed front landscaping with updated irrigation system
- New light fittings in bedrooms
- Showers resealed
- Separate laundry
- Superb location close to shops, schools, transport, and major amenities

Whats Nearby:

Radford College —0.8 km

Maribyrnong Primary School —0.7 km

University of Canberra High School Kaleen —1.7 km

Canberra High School —2.5 km

Kaleen Primary School —2.2 km

Brindabella Christian College —2.9 km

University of Canberra Senior Secondary College Lake Ginninderra —2.2 km

University of Canberra —1.1 km

Westfield Belconnen —3.0 km

Calvary Private Hospital Bruce —1.5 km

Australian Institute of Sport —1.4 km

Canberra International Sports and Aquatic Centre —1.5 km

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Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.

MORE DETAILS

Property ID	2F3EFHK
Property Type	Townhouse
EER	4.5

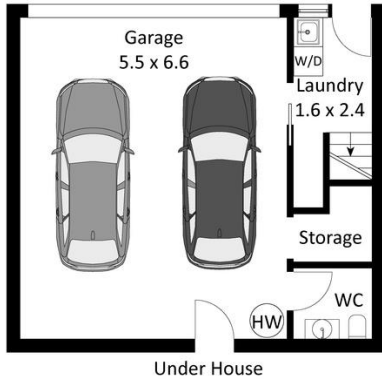
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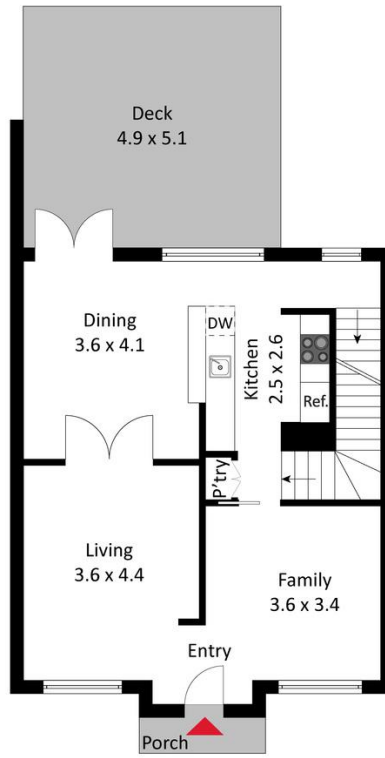
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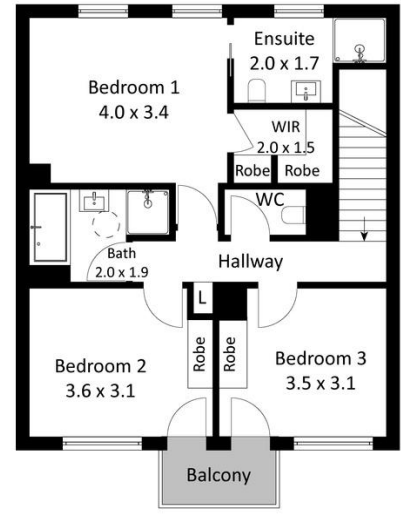




Level One



Level Two



Level Three

The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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