



4/31 Mugglestone Place, Bruce

They'll Miss The Sunsets The Most

Privately positioned in a peaceful and elevated pocket of Bruce, 4/31 Mugglestone Place presents an exceptional opportunity for families seeking space, flexibility and a lifestyle surrounded by nature. Offering an impressive 211.5m² of internal living, five bedrooms plus a dedicated study, multiple living areas and an expansive covered entertaining deck, this substantial residence combines generous proportions with a wonderfully private setting. The sunset views from the wrap around front deck are outstanding.

One of the home's defining features is its direct connection to the adjoining nature reserve. Framed by established gardens and mature greenery, the outlook creates a sense of tranquillity and seclusion that is rarely found in townhouse living. From the landscaped gardens to the generous outdoor entertaining area, the home has been thoughtfully designed to make the most of its peaceful surrounds.

Inside, the generous floorplan provides exceptional versatility for growing families. Five well-proportioned bedrooms are complemented by a dedicated study, offering plenty of flexibility for those working from home, accommodating guests or simply needing additional space. Multiple living zones provide room for everyone to spread out,

5 2 2

FOR SALE
\$1,050,000+

VIEW
Sat 26th Sep @ 12:30PM - 1:00PM

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Interested parties must rely solely on their own enquiries.

LJ Hooker

while the open-plan kitchen and dining area creates a natural hub for everyday living.

The kitchen is warm and functional, featuring extensive timber cabinetry, ample bench space, quality appliances and a breakfast bar that connects effortlessly with the adjoining dining and living areas. Large windows bring the established greenery indoors, while timber accents and polished cork flooring add warmth and character throughout.

Designed for effortless entertaining, the living areas extend outdoors to an impressive covered timber deck. Overlooking the beautifully established gardens and landscaped terraces, this expansive space provides an inviting setting for relaxed afternoons, family gatherings and outdoor dining throughout the seasons.

The established gardens are a standout, with mature planting, feature stone retaining walls and leafy surrounds creating a private garden sanctuary. Combined with the adjoining reserve, the setting offers a wonderful sense of space and connection to nature while remaining conveniently positioned within easy reach of Bruce's key amenities.

With a double garage, five bedrooms, dedicated study, substantial internal living and exceptional outdoor spaces, this is a home that delivers the flexibility modern families are looking for, all within a peaceful and tightly held Bruce setting.

At a Glance:

- " 211.5m² of generous internal living
- Five well-proportioned bedrooms
- Dedicated study/home office
- Two bathrooms
- Double garage with internal access
- Multiple spacious living and dining zones
- Functional kitchen with extensive timber cabinetry and quality appliances
- Warm timber and cork flooring throughout
- Expansive covered timber entertaining deck
- Established private gardens with landscaped terraces
- Directly adjoining a nature reserve
- Built in the 1990s
- Nature reserve: Directly adjoining
- Approx. 5 min drive to the University of Canberra
- Approx. 8 minutes drive to Belconnen Town Centre
- Approx. 15 minutes drive to Canberra CBD

MORE DETAILS

Property ID	1HKNMAF92
Property Type	Townhouse
House Size	211.5 m2
EER	2.5

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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