



6/121 Crisp Circuit, Bruce

Spacious Family Living in Prime Location

Set in the highly sought-after suburb of Bruce, this large family-sized townhouse combines generous living spaces, quality renovations and an unbeatable location.

From the moment you step inside, you'll appreciate the generous proportions, quality renovations and thoughtful improvements that make this home both comfortable and highly functional.

The modern kitchen features stone benchtops and quality appliances, flowing into spacious meals and family areas and out to a private, landscaped courtyard, perfect for relaxed entertaining.

Upstairs offers four generous bedrooms, including a spacious master with ensuite, walk-in robe and balcony access. The renovated main bathroom and powder room add further appeal.

A standout feature is the double garage with internal access, with one side converted into a versatile home office/studio, ideal for working from home, hobbies or additional living space.

The property is going to auction, on site if not sold prior.

4 2 2

AUCTION

Sat 31st Oct @ 1:30PM

VIEW

Sat 10th Oct @ 11:45AM - 12:15PM

AGENTS

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AGENCY

LJ Hooker Belconnen
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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.



- Large family-sized townhouse
- Four generous bedrooms
- Master bedroom with ensuite and walk-in robe
- Modern kitchen with stone benchtops
- Renovated main bathroom and powder room
- Spacious lounge and separate dining areas
- Open-plan meals and family living area
- Powder room downstairs
- Full-length balcony with drop-down awnings
- Evaporative cooling upstairs
- Reverse-cycle heating and cooling
- Double garage with internal access
- One garage space converted to a versatile home office/studio
- Private low-maintenance courtyard
- Freshly painted throughout
- Quality carpets, downlights and window furnishings
- Instantaneous gas hot water
- Walking distance to Jameson, Westfield Belconnen, CISAC and University of Canberra

- Build Year: 1991
- Property Size: 208sqm | Living: 169sqm | Garage: 39sqm
- EER: 2.0
- Rates: \$3,705 p.a.
- Strata: \$3,514 p.a.
- Land Tax: \$6,460 p.a. (investors only)

Disclaimer:

All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.

MORE DETAILS

Property ID	HP19HF8H
Property Type	Townhouse
House Size	209 m2
EER	2

George Vlandis 0437 398 774

Sales Agent | gvlandis@ljhbelconnen.com.au

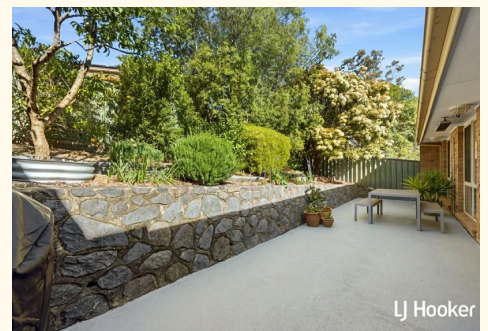
Anushka Poudel 0405 220 461

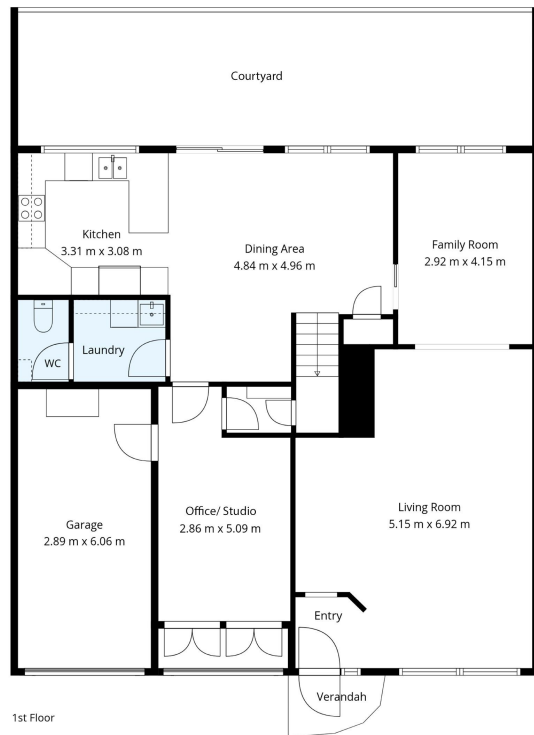
Sales Associate | apoudel@ljhbelconnen.com.au

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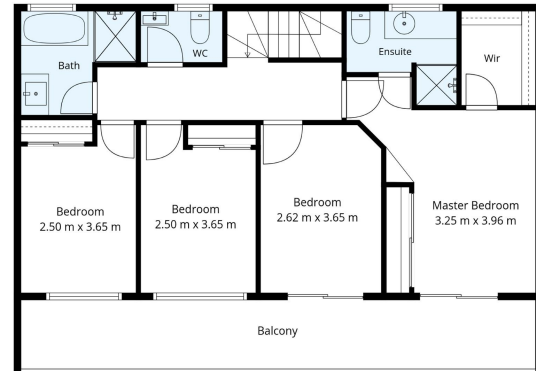
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1st Floor



2nd Floor



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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.