







6/121 Crisp Circuit, Bruce

Spacious Family Living in Prime Location

AUCTION: Saturday 14th November, 12:45pm Onsite

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.

4 2 2

AUCTION
Sat 14th Nov @ 12:45PM

VIEW
Thu 5th Nov @ 5:00PM - 5:30PM

AGENTS

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

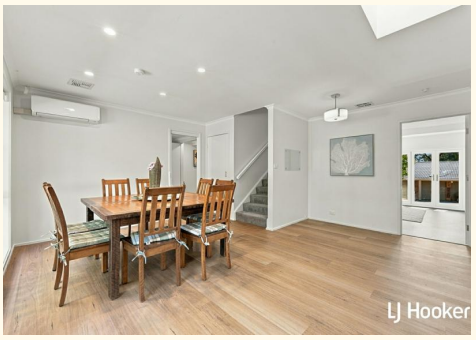
The property is going to auction, on site if not old prior.

- 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)

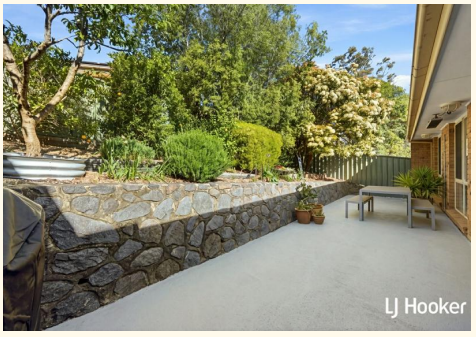
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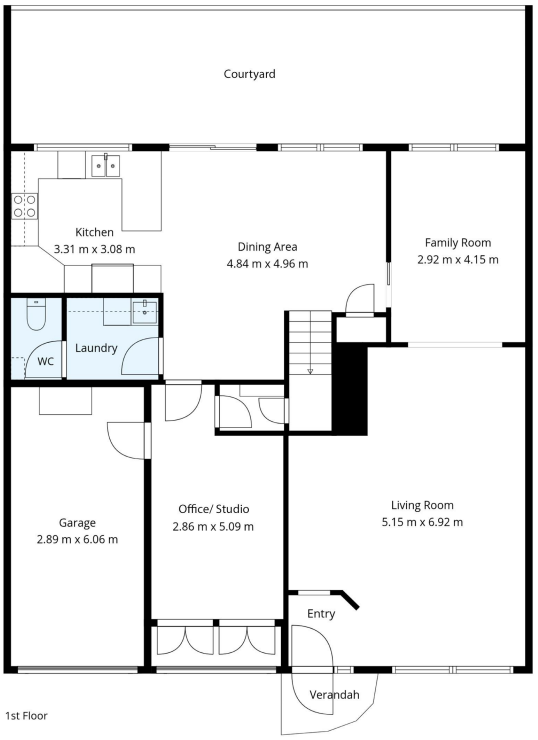
MORE DETAILS

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

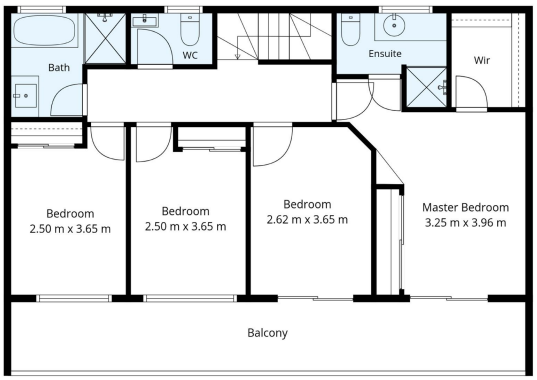
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1st Floor



2nd Floor

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6/121 Crisp Circuit, Bruce

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.
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