



Bruce, 7/98 Lampard Circuit

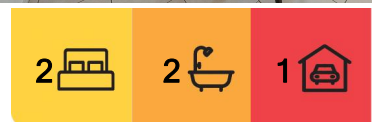
Sunny, Single-Level Living

Immaculately presented and freshly painted, this single level home located in the sought after Huntley Estate is sure to impress.

Offering two segregated bedrooms, the sunny master room to the rear has its own en-suite while the second bedroom is conveniently located next to the main bathroom. The ducted heating and split system in the living area ensures comfort year-round.

Open plan living, kitchen and dining take advantage of the sunny north facing aspect. The well-appointed kitchen, featuring Smeg appliances and plenty of storage and counter space.

Outside the enclosed and paved low maintenance courtyard, bathed in sunlight is ideal for outdoor dining or quiet afternoons.



For Sale
Auction

View
ljhooker.com.au/HNZQUF8H

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EER ★★★★★★



Disclaimer: 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 Belconnen
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Conveniently located moments away from Bruce Shops, University of Canberra, Canberra Institute of Technology, Radford College, Calvary Hospital, the AIS, Canberra Stadium and the Belconnen Town Centre.

- * Immaculately presented single-level townhouse
- * Freshly painted
- * Spacious open plan living and dining area
- * Kitchen with ample storage space
- * Master bedroom featuring built-in robe and ensuite
- * Second bedroom with built-in robe
- * Main bathroom including both bath and shower
- * Laundry and linen storage
- * Ducted gas heating and split system air conditioning
- * Paved, low-maintenance courtyard
- * Garage with internal access

Build: 2000
 Living Size: 93sqm
 Garage Size: 21sqm
 EER: 5.5
 Rates: \$2,548 p.a.
 Strata: \$2,118 p.a.
 Land Tax: \$3,732 p.a. (investors only)

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More About this Property

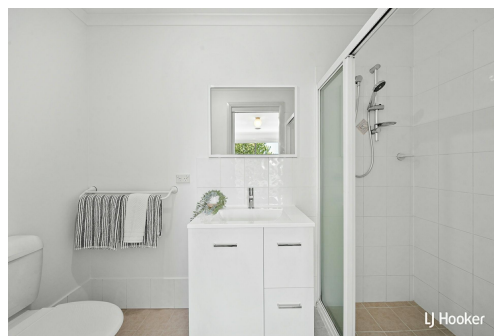
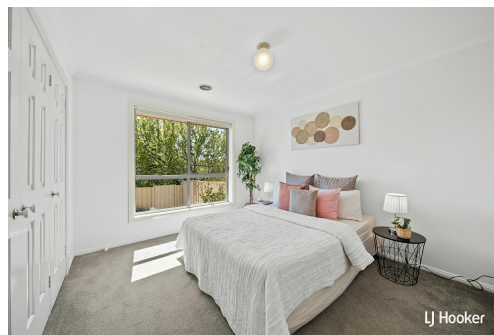
Property ID	HNZQUF8H
Property Type	Townhouse
House Size	93 m²
EER	5.5
Including	Air Conditioning Courtyard Dishwasher Built-in-Robes Secure Parking

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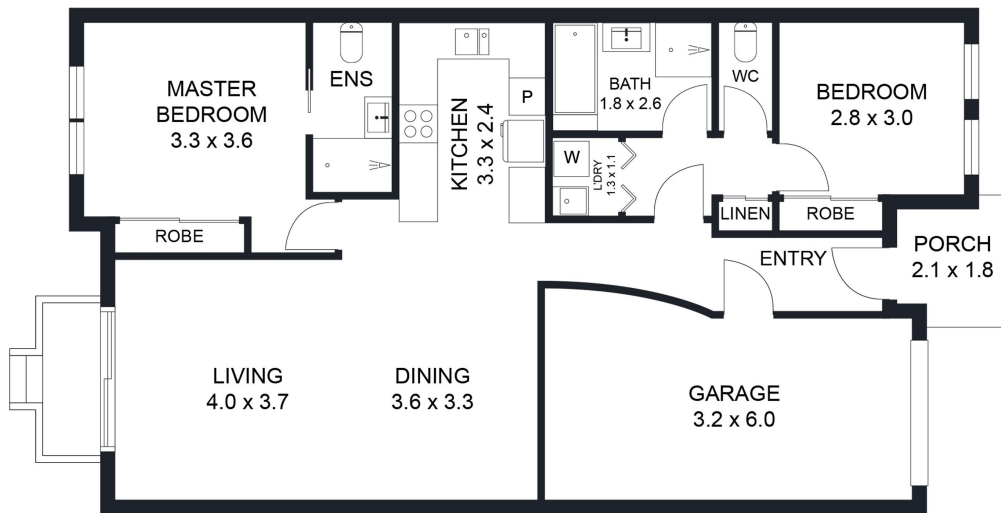
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7/98 Lampard Circuit, Bruce



Disclaimer: Plans are indicative only and should be checked by the prospective purchaser.
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