

**18/48 Lampard Circuit, Bruce, ACT, 2617**



**Apartment For Sale**

Saturday, 11 January 2025

18/48 Lampard Circuit, Bruce, ACT, 2617

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**

## **Modern Living in this spacious 3 bedroom, ensuite apartment!**

Recently painted throughout and featuring new hybrid timber flooring, this apartment exudes a modern, inviting atmosphere.

The spacious open-plan living and dining area enjoys large sliding doors that open up to a generous balcony overlooking the gardens of the complex. External blinds enhance privacy and allow for control over sunlight, making it the perfect space for relaxation or entertaining.

The well-appointed open plan kitchen features stone bench tops, recently replaced stainless steel oven, dishwasher, and gas cooktop. Additional details like a microwave shelf, double sink, and ample cupboard space helps make the meal preparation a breeze.

A Mitsubishi reverse cycle split air conditioner provides heating and cooling through out the year.

Each of the three bedrooms comes with carpets and built-in wardrobes and night/day blinds. The master bedroom is a standout with sliding doors that lead directly onto the balcony, along with block-out curtains for added privacy. It also boasts a spacious ensuite for your convenience.

The main bathroom offers both a bath and an oversized shower, while a separate toilet adds practicality. A European laundry with a Fisher & Paykel dryer, as well as a separate linen cupboard, further enhances the apartment's functionality.

For parking, you'll have two allocated side-by-side spaces in the underground garage, plus a storage room. Visitor parking is also available within the complex.

This freshly updated apartment combines style, comfort, and practicality, offering a modern living experience in a highly sought-after location so close to Canberra University.

Don't miss the chance to make it yours!

Main features:

3 bedrooms

Ensuite

Bathroom with bath

Large kitchen

Stainless steel appliances

Gas hotplates

Microwave shelf

Stone benchtops

Reverse cycle split airconditioner

Huge living/dining area

Generous sized balcony with exterior blinds

Overlooking complex gardens