

33/22 Lampard Circuit, Bruce, ACT, 2617

WINDROSE

Apartment For Sale

Thursday, 5 December 2024

33/22 Lampard Circuit, Bruce, ACT, 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment

A blend of style and convenience

Embrace the convenience of modern living in this beautifully appointed three-bedroom apartment in Bruce. With prime proximity to key amenities, this home blends comfort with exceptional convenience.

Welcome home, to 33/22 Lampard Circuit, Bruce.

This thoughtfully designed apartment is set to impress with its smart layout and quality finishes. Boasting a master bedroom complete with mirrored built-in robes and a private ensuite, two additional well-sized bedrooms, both with built-in robes, ensure that each space is both functional and stylish.

The heart of the home features a contemporary kitchen equipped with a gas cooktop, electric oven, and dishwasher, set alongside a European style laundry. The open-plan living area extends seamlessly to a private balcony, offering a perfect spot for relaxation or entertaining guests.

Climate control is a breeze with efficient reverse cycle air-conditioning in the living space, ensuring year-round comfort. Safety and convenience are ensured with secure underground double car parking and a storage area, complemented by an intercom system for ease of access.

At a Glance:

- 📏 100sqm internal living
- 🛏 Master bedroom with ensuite and mirrored BIR
- 🛏 Two additional bedrooms, both with BIRs
- 🍳 Modern kitchen with gas cooktop, electric oven, and dishwasher
- 🚽 Second bathroom with separate toilet
- 🌳 Spacious balcony off the living area
- 🧺 European style laundry
- ❄️ Reverse cycle air-conditioning in main living area
- 🚗 Double underground parking with additional storage
- 🔒 Intercom for enhanced security
- 🧺 European-style laundry including a clothes dryer

Location Highlights:

- 📍 Minutes from Bruce Stadium, AIS, CIT, UC, and Calvary Hospital
- 🚗 7-minute drive from Westfield Belconnen
- 🚗 15-minute drive to Canberra CBD
- 🚶 Close to public transport and main roads for easy commuting
- 🌳 Park & Playground within view from balcony
- 👨‍💼 Ideal for professionals, small families, or students seeking convenience and style

Explore the possibility of calling this exceptional apartment your new home. Perfect for those seeking a blend of modern amenities and unbeatable location in the heart of Bruce.