

20 Baudinette Circuit, Bruce, ACT, 2617

House For Sale

Thursday, 28 November 2024



20 Baudinette Circuit, Bruce, ACT, 2617

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Josh Yewdall
0430213909

Rare offering in premium location

Situated in the heart of the sought after suburb of Bruce, this stunning two storey home on Baudinette circuit offers supreme liveability and a lifestyle to match.

Originally built in 2007 and positioned with an ideal East facing aspect, the home offers a family friendly environment surrounded by a quiet and safe neighbourhood and a short walk to the new Bruce shops open around the corner, terrific schooling with Radford College at your back fence, Calvary hospital and AIS down the road and Westfield Belconnen a short drive for all your shopping needs.

The home offers large living space with the ground level having an oversized lounge room that flows beautifully into the dining, living and open plan kitchen which boasts an island bench perfect for a secondary dining table or meal prep, gas cook top, electric oven, range hood and vast amounts of storage space. The backyard is accessible from this dining/living area and has great privacy and low maintenance artificial grass and nicely designed garden beds and manicured gardens.

Up the stairs to the second level you have all four bedrooms, all with BIRs, great natural light and two bathrooms with private ensuite in the master bedroom.

The home has just had brand new carpet throughout, freshly painted and gardens all managed beautifully ready for its lucky new home owners!

Features

- * Separate title home in high demand location
- * Vacant and ready to move in
- * Built in 2007
- * East facing aspect
- * 535sqm Block | 209sqm internal
- * High EER - 6.0
- * Set over two levels with brand new carpet and paint throughout
- * Large dedicated lounge room + open plan living/dining space
- * Open plan kitchen with large island bench, gas cook top, electric oven, rangehood and vast amounts of storage
- * Additional powder room on ground level
- * Single + double glazed windows
- * Ducted heated and cooling
- * Great sized laundry
- * Huge backyard space with garden beds and low maintenance artificial grass
- * Double car garage with internal access and electric roller door
- * Walking distance to Radford College, University of Canberra, AIS, Calvary Hospital, the new Bruce shops and a short drive to Westfield Belconnen

Rates: \$3,515pa (approx.)

Land Tax: \$6,704pa (approx.)

UCV: \$615,000 (2024)

EER: 6.0

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