

**15/1 Goldman St, Bruce, ACT, 2617**



**Townhouse For Sale**

Thursday, 14 November 2024

15/1 Goldman St, Bruce, ACT, 2617

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Josh Yewdall  
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## Georgetown Gem!

Situated in the sought after 'Georgetown' Terrace in Bruce, this stunning two storey abode provides supreme liveability with a lifestyle to match!

Entering Georgetown Terrace, you immediately feel as though you're in a boutique London setting with the heritage style of the red brick homes, white window features, Georgian pillars, Juliet balconies and beautifully lush green trees. Stepping into #15 you're welcomed into a gorgeous oversized townhouse that has been lovingly renovated by its current owners, offering a sophisticated modern vintage flair throughout.

The kitchen is open plan and equipped with upgraded Westinghouse gas burner cook top, electric oven and dishwasher and offers great storage and prep space including an open servary to the dining area.

The well sized courtyard provides nice privacy, and features a variety of potted citrus and berries including lime, lemon, mandarin, finger lime and blueberries - perfect for entertaining or simply relaxing in the sun. The beautifully stained high fence is accentuated by the climbing jasmine which looks stunning of an evening over the mini fairy lights hidden beneath.

Brand new carpet flows from the large living room which looks out through plantation shutters onto the native Australian garden, to the upstairs section of the home. The two very large bedrooms, both provide gorgeous natural light and are separated by the stairwell for privacy. Both offer ample storage and air-conditioning, with the master featuring a Juliet balcony, WIR and ensuite.

The two bathrooms have been fully renovated with feature tiling, high-end cabinetry, luxury Fienza urban brass tapware, frameless shower screens and shelving for indoor plants. The main features a gorgeous semi freestanding bath and ensuite offers an oversized shower with stunning rain head.

Location wise you are spoilt with being only a short walk to the newly opened Bruce shops on Thynne street with groceries, cafes, restaurants, medical centres and more! Terrific schooling options in Radford College, CIT and University of Canberra. A short drive to Calvary Hospital, Westfield Belconnen, the AIS and only a 12min drive to the City.

- \* High demand location and layout (2 Bed / 2.5 Bath / 2 Car Spaces)
- \* Second car space located in front of garage (within the property boundary)
- \* Security doors and Crimsafe screens throughout
- \* Sought after 'Georgetown' terrace townhouse complex, quality built in 2002
- \* Large 122sqm internal living + 22sqm single car garage
- \* West facing front aspect
- \* Upgraded Westinghouse gas burner cook top, large electric oven and dishwasher
- \* Updated light fittings throughout including designer pendant light in stairwell and smart bulbs
- \* Good sized laundry room with additional powder room on ground floor
- \* Three reverse cycle aircon units throughout with the large downstairs unit installed to cool/heat both the dining and living rooms
- \* Newly renovated bathrooms and upstairs toilet featuring Fienza urban brass tapware and emerald green Timberline cabinets. The frameless screens have been custom fit by one of the regions best glaziers
- \* Plantation shutters
- \* Brand new quality carpets
- \* Freshly painted
- \* Private sun drenched courtyard with large clothes line
- \* Landscaped gardens, the front features a well established Australian native garden complete with birdbath, gabions, corten steel rings and sandstone rocks
- \* Upgraded water heater

- \* Ideally located off Thynne street in a sought after area of Bruce, so many cafes to choose from with the Kaleen shops also within an easy walking distance
- \* Walk to GIO stadium to watch the Brumbies or Raiders games or to AIS to swim laps or attend swimming lessons
- \* Pet friendly complex

Strata: \$770pq (approx.)

Rates: \$2,623pa (approx.)

Land Tax: \$3,714pa (approx.)

EER: 5.0

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