

**3/75 Lampard Circuit, Bruce, ACT, 2617**



**Townhouse For Sale**

Thursday, 7 November 2024

3/75 Lampard Circuit, Bruce, ACT, 2617

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**

## Discover Your Dream Townhouse

Nestled within the tightly held complex of Winstead, this stunning two-storey, 3 bedroom townhouse offers a blend of modern living and serene surroundings. With only 11 units in the complex, this home provides a serene environment, making it perfect for both owner-occupiers and savvy investors.

### Ideal Location

Ideally situated with street frontage, the property is framed by gorgeous mature deciduous trees and lush lawns.

Enjoy the convenience of close to the University of Canberra and Radford College, with easy access to major amenities, including the Belconnen Fresh Food Markets, Lake Ginninderra, and a short drive to the city.

### Spacious Living

This well-designed townhouse is painted in soft palettes of cream with hybrid timber flooring in the living areas and features:

- **Spacious Kitchen:** Equipped with a dishwasher and quality stainless steel appliances, including Smeg gas hotplates and a Bosch built-in oven, the kitchen boasts plenty of cupboard space, a large benchtop with breakfast bar, and a convenient microwave shelf.
- **Formal/informal Spaces:** Enjoy a separate entrance and formal lounge/dining area, ideal for hosting guests or enjoying quiet evenings at home.
- **Generous Living Areas:** The open-plan kitchen flows seamlessly into the family/meals area, leading directly to a large north-facing paved courtyard, perfect for entertaining or simply unwinding in privacy.
- **Bedrooms:** With three good-sized bedrooms upstairs, including a master suite with scenic views, a large ensuite, and a walk-in robe, this townhouse is designed for comfort. The modern main bathroom serves the additional bedrooms perfectly.

### Additional features include:

- **Single Garage:** With remote control access and internal entry to the house and back courtyard, parking is a breeze.
- **Extra Parking:** Complex visitor spaces and easy street parking make it convenient for you and your guests.
- **Climate Control:** Enjoy year-round comfort with ducted gas heating and evaporative cooling.
- **Low Maintenance:** The landscaped courtyards offer easy care living.

### A Lifestyle Choice

Living in Bruce means enjoying the best of Canberra's lifestyle. With nearby amenities like Canberra Uni, Calvary Hospital, and the AIS Arena, you'll have everything you need close to home

Don't miss your chance to own this beautiful townhouse in one of Canberra's best locations.

### Disclaimer:

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Please note: It is a condition of entry that you will be required to provide your contact details when inspecting this property. You may be asked to remove your shoes.

Please note: digital styling has been used on some photos.