

4/5 Colmer St, Bruce, ACT, 2617

independent
PROPERTY GROUP

Townhouse For Sale

Thursday, 16 January 2025

4/5 Colmer St, Bruce, ACT, 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse

Updated 3 Bedroom Townhouse in Boutique Development!

Welcome to 4/5 Colmer St, Bruce, whether you're a young family after some more space or an investor after a property in a sought-after location, look no further.

Stepping into the home you are greeted by the large living area and kitchen. Sporting brand new plush carpets and a slightly segregated entertainment area this home is perfect for a family after a house with an easy design structure. The kitchen is filled with quality appliances such as a Smeg oven and gas cooktop. The spacious benches and breakfast bar offer plenty of space for you to cook up a storm.

The lounge room opens to the spacious front courtyard and with the kitchen just through the door and a powder room downstairs, makes this home any entertainers dream. With the temperate Autumn air just around the corner, be ready to have the fantastic cross ventilation from the front and back courtyards to let all that fresh air indoors.

All 3 bedrooms are upstairs and have built in wardrobes with the master having a walk in robe and an ensuite with a large shower space. The main bathroom which services the rest of the house has a bathtub, ensuring relaxing afternoons are just around the corner.

Being situated in the heart of Belconnen has its perks, you are conveniently located near the AIS & Bruce stadium for all the sports fanatics (go Raiders), the University of Canberra is short 25-minute walk through the quiet suburb and is a quick drive to Belconnen Westfield which also acts as a fantastic hub for public transport taking you straight to the Canberra City. Bruce is an area dominated by health and education with plenty of fantastic schools nearby as well as one of the largest hospitals in Canberra the Calvary Hospital.

Features:

- North-East facing
- Freshly painted throughout
- New carpet throughout
- 'Barkley' complex
- Boutique development of 16
- All bedrooms with built in robes
- Split system air conditioner
- Powder room downstairs
- Bathtub to main bathroom
- Master bedroom with ensuite and walk in robe
- Large shower space in ensuite
- Separate laundry room
- Gas cooktop
- Good quality Smeg kitchen appliances
- Gas central heating
- Gas hot water
- NBN (FTTC)
- Garden shed
- Generous, easy-care backyard
- Spacious front courtyard
- Glass sliding doors with fly screen
- Single garage with internal access and allocated car spot
- 25min walk to UC Campus
- 8min drive to Belconnen Westfield
- 15min drive to Canberra Centre

Essentials:

- 120m² internal living
- 18m² garage size
- 209m² block size
- Age: 2000
- EER 4
- Rental estimate: \$680-\$720 per week
- Rates: \$2,900 p.a
- Land Tax: \$4,236 p.a
- Strata levies: \$3,164 p.a
- Strata company: Civium