



3/50 Lampard Circuit Bruce, ACT

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### Charming townhouse in an ideal location!

Nestled in Bruce's Kilburn complex on Lampard Circuit, this charming townhouse offers three bedrooms, two bathrooms, downstairs powder room and versatile living spaces. The open-plan kitchen and living area downstairs feature ample natural light throughout, complemented by a service bar and dining. Upstairs the three bedrooms, including a master with ensuite and private balcony, overlook scenic views of Bruce and a spacious courtyard awaits outside. Surrounding green parklands within the Kilburn complex provide leisure spaces.

#### Features Overview:

- North-west facing
- Two-level floorplan
- Ducted gas heating installed in August 2023 with new digital controller
- NBN connected with FTTN
- Age: 21 years (built in 2003)
- Units plan number: 2219
- EER (Energy Efficiency Rating): 4 Stars

Price:

SOLD - \$665,000



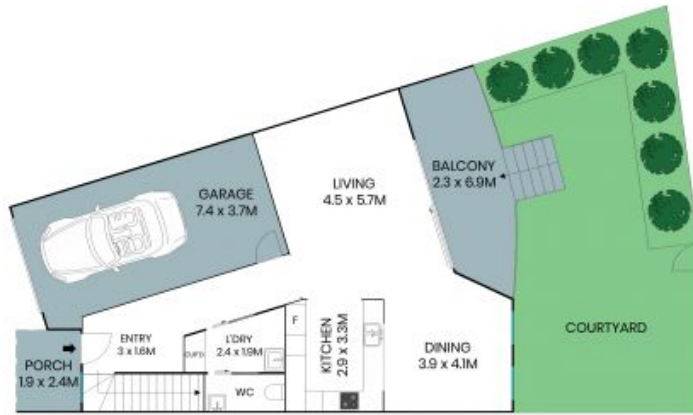
**Jess Smith**

0410 125 475



**Alex Ogonna**

0423 535 024



Ground Floor



First Floor



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.



Ground Floor



First Floor



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.