



### 26 Baudinette Circuit Bruce ACT

3 2 2

This fabulous stand-alone house is superbly located in central Bruce close to Radford College, the University of Canberra, CIT, Calvary Hospital, University Hospital and GIO stadium.

Tucked away in a quiet loop street and with excellent street appeal, this home certainly ticks a lot of boxes.

On the ground level, the impressive entry with void flows into a large open plan living area and kitchen. The living/family area has timber laminate flooring and flows out via stacking sliding doors to a private courtyard and garden. There is a designated dining area off to the side of the family room. The kitchen is spacious with large pantry, plenty of benchtops and cupboards. gas cooking and canopy rangehood. The separate laundry and powder room is conveniently located off to the side of the kitchen.

The stairwell and entire upper floor also has timber laminate flooring throughout. Asthma sufferers take note.

**View :** <https://www.borisproperty.com.au/lease/act/belconnen/bruce/residential/house/6883053>



**Samantha Collins**  
0439 990 299