



## Bruce, 31/50 Lampard Circuit

### Your New Home Awaits at Lampard

This stylish and spacious apartment offers the ultimate blend of comfort and convenience. With a generous floorplan, quality finishes, a large private balcony, and the luxury of slab heating, it's the perfect place to call home.

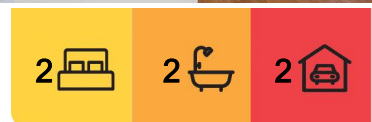
Step into an open plan living and dining space featuring timber-look flooring, a sleek kitchen with gas cooking, and seamless indoor-outdoor flow. Both bedrooms include built-in wardrobes, the main with its own ensuite, and there's even a full-size bathroom with separate bath and shower for added comfort.

Enjoy all the practical perks too, including a European laundry with dryer, two secure car spaces, and a basement storage cage-ideal for those who value lifestyle without compromise.

Key Features:



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Lease**  
Please Call

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[ljhooker.com.au/HNWTRF8H](http://ljhooker.com.au/HNWTRF8H)

**Contact**  
**Leasing Team**  
0418 631 503  
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**EER** ★★★★★

**LJ Hooker Belconnen**  
**(02) 6251 1477**

- \* Two spacious bedrooms with built-in wardrobes
- \* Master bedroom with ensuite
- \* Modern bathroom with separate shower and bathtub
- \* Underfloor heating for added comfort and warmth
- \* Open plan living and dining with timber-look flooring
- \* Contemporary kitchen with gas cooktop, dishwasher, and ample bench space
- \* European-style laundry with dryer
- \* Large, private balcony perfect for entertaining
- \* Two secure car spaces plus basement storage cage

Set in an ultra-convenient location, you're just minutes from the University of Canberra, Calvary Hospital, CISAC, the AIS, Canberra Stadium, Government offices, and Belconnen Westfield. Cafes, restaurants, and transport options are all within easy reach, making this the perfect spot for professionals, students, or anyone seeking a low-maintenance lifestyle in a prime area.

Opportunities like this don't come often - enquire now before it's gone.

Available for a 12-month lease.

The property complies with the minimum ceiling insulation standard.

EER Unknown

#### TO INSPECT THIS PROPERTY

1. You can Register to join an existing inspection or Register to be notified when inspection times are available.
2. Click on the BOOK INSPECTION button and choose your inspection time.
3. If this listing does not have the BOOK INSPECTION button, please go to [Belconnen.ljhooker.com.au](http://Belconnen.ljhooker.com.au) to Register.
4. If you do not Register, we cannot notify you of any time changes, cancellations, or future inspection times.

**PETS:** Please be aware that at all stages of your tenancy this property requires consent to be sought from the property owner for the keeping of any pets at the property. Consent must be provided before any pets are on the property.

#### Disclaimer

Information contained herein is gathered from external sources we consider to be reliable. Whilst all care has been taken regarding all information compiled for this rental advertisement LJ Hooker Belconnen does not give any guarantee or warranty about the information provided and does not accept responsibility and disclaims all liabilities as to any errors or inaccuracies contained herein. We advise prospective tenants to rely on their own investigations and in-person inspections to ensure this property meets their individual needs and circumstances.



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# More About this Property

Property ID	HNWTRF8H
Property Type	Apartment
Including	Intercom Balcony Dishwasher Floorboards Built-in-Robes

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