



Bruce, 303/39 Braybrooke Street

In An Amazing Location!

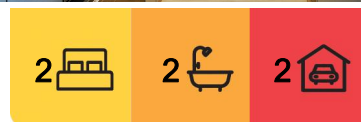
The centred complex courtyard of this two bedroom apartment gives a beautiful tropical feel with lush plant life encapsulating the area along with stone walls and tiles. The kitchen boasts 20 millimetre stone benchtops, splashbacks and island bench. High quality Westinghouse appliances - electric oven, cook top, dishwasher and rangehood. The bedrooms are of great sizes and bathrooms have floor to ceiling tiling and LED lighting. The unit has a European laundry and underground car parks and storage cage.

Features include:

- High quality kitchen Westinghouse appliances - electric oven, cooktop, dishwasher and rangehood
- Double glazed windows
- Reverse cycle air conditioning and heating
- Lift access
- Electric hot water



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

View
ljhooker.com.au/2CA9FHK

Contact
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EER ★★★★★

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(02) 6249 7700

- Garbage chute on each floor

- NBN ready

No current EER

The property has an embedded network.

This property has a valid exemption and is not required to comply with the minimum ceiling insulation standard.

This property is awaiting an insulation information from the Owners Corporation

Suburb Snapshot

Bruce is a suburb of the Belconnen district of Canberra. The suburb was gazetted on 6 June 1968 in recognition of Viscount Stanley Melbourne Bruce (1883-1967), the eighth Prime Minister of Australia and the first Chancellor of the Australian National University.

Canberra Stadium is the home of the Canberra Raiders rugby league and Brumbies rugby union sides, and occasionally hosts national and international sporting events.

Many of the streets in Bruce are named after people and places associated with Australian tertiary education.

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER CANBERRA CITY does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

PETS:

Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

RENTING BOOK:

https://www.justice.act.gov.au/_data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf



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More About this Property

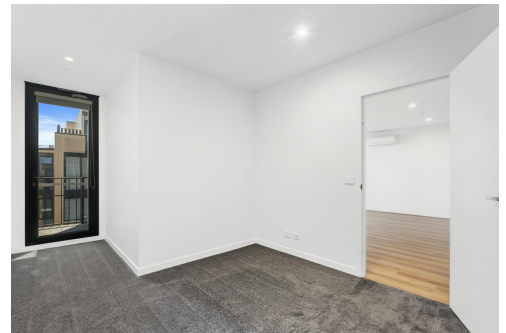
Property ID	2CA9FHK
Property Type	Apartment
Including	Air Conditioning Balcony Built-in-Robes

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