







96/21 Battye Street, Bruce

Stylish & Convenient Living in the Heart of Bruce

Enjoy comfortable, low-maintenance living in this well-presented one-bedroom apartment, ideally located within the popular Proximity Complex.

Positioned on the second floor, this apartment offers a light-filled open-plan living and dining area, complemented by a modern galley-style kitchen with quality appliances and a dishwasher. The living area flows seamlessly onto a spacious private balcony, providing the perfect space to relax and enjoy some fresh air.

Designed for practical everyday living, the apartment also features a dedicated study nook, built-in bedroom storage and a European-style laundry with washing machine and dryer included.

With reverse-cycle split system heating and cooling, secure basement parking and an additional storage cage, this apartment offers all the essentials for convenient, comfortable living.

Property Features:
- One spacious bedroom with built-in wardrobe
- Open-plan living and dining area

1 1 1

FOR RENT
$480 Per Week

VIEW
Sat 21st Nov @ 9:00AM - 9:15AM

AGENTS
Leasing Team
0418 631 503
leasingconsultant@ljhbelconnen.com.au

AGENCY
LJ Hooker Belconnen
(02) 6251 1477

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.

LJ Hooker

- Modern galley-style kitchen with dishwasher
- Large private balcony
- Dedicated study nook
- Reverse-cycle split system heating and cooling
- European-style laundry with washing machine and dryer included
- One basement car space
- Additional storage cage
- Located on the second floor

Please note: An oven is not included in the apartment.

Ideally positioned in the sought-after suburb of Bruce, the Proximity Complex offers convenient access toCanberra's major education, sporting, health and shopping facilities.

Nearby destinations include:
- Australian Institute of Sport (AIS) - approx. 1-2 km
- GIO Stadium Canberra - approx. 1-2 km
- University of Canberra - approx. 1-2 km
- Canberra Institute of Technology (CIT), Bruce - approx. 1-2 km
- Calvary Hospital / North Canberra Hospital - approx. 2-3 km
- Westfield Belconnen - approx. 3-4 km

With major amenities, universities, sporting facilities and shopping centres all within easy reach, this apartment offers an excellent location for convenient Canberra living.

Register your interest and arrange an inspection today!

Available for a 12-month lease term

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 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.

EER

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MORE DETAILS

Property ID	HNZH6F8H
Property Type	Apartment

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