



## Bruce, 22/35 Crisp Circuit

Welcome to your new home!

This beautifully maintained 2-bedroom townhouse offers an ideal blend of modern living and convenience, designed to suit those looking for a comfortable and stylish place to call home.

Enjoy an inviting open-plan living and dining area that seamlessly connects to a modern, well-equipped kitchen-ideal for casual meals or entertaining guests.

The townhouse features two generously sized bedrooms, both with built-in robes, creating a cozy and comfortable atmosphere.

With a renovated bathroom, toilet, and laundry and kitchen, this home is ready for you to move right in.

One of the standout features of this townhouse is its easy-to-maintain front and rear gardens. These outdoor spaces offer the perfect balance of relaxation and privacy without



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**For Lease**  
Please Call

**View**  
[ljhooker.com.au/HP06CF8H](http://ljhooker.com.au/HP06CF8H)

**Contact**  
**Leasing Team**  
0418 631 503  
[leasingconsultant@ljhbelconnen.com.au](mailto:leasingconsultant@ljhbelconnen.com.au)

**EER** ★★★★★

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

requiring extensive upkeep. Whether you're enjoying a morning coffee in the front garden or unwinding in the rear courtyard, these low-maintenance outdoor areas provide an ideal setting for outdoor living.

Features Include:

- \*2 spacious bedrooms with built in robes
- \*Ceiling fans to the bedrooms and living area
- \*Open-plan living and dining area
- \*Modern updated kitchen
- \*Recently painted throughout
- \*Flooring throughout living and bedroom areas
- \*Low-maintenance front and rear gardens

Location Highlights: This conveniently located townhouse is just a short walk from Westfield Belconnen Shopping Centre, bus stations, and the scenic Lake Ginninderra. With everything you need right at your doorstep, you'll love calling this place home!

12 Month Lease

The property complies with the minimum ceiling insulation standard.

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.



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## More About this Property

<b>Property ID</b>	HP06CF8H
<b>Property Type</b>	Townhouse
<b>Including</b>	Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced Remote Garage

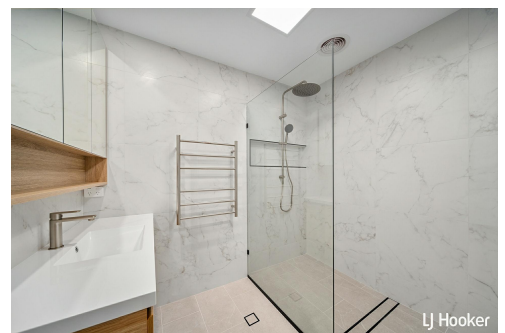
### Leasing Team 0418 631 503

Property Investment Manager | [leasingconsultant@ljhbelconnen.com.au](mailto:leasingconsultant@ljhbelconnen.com.au)

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