



## Bruce, 6/2 Dines Place

### Spacious & Stylish Townhouse in Prime Location

This beautifully presented two-storey townhouse combines generous space, natural light, and open-plan living to offer comfort and convenience in one.

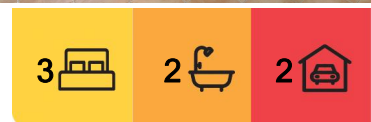
Step into the oversized formal lounge, which flows seamlessly into the open-plan dining area and well-appointed kitchen. The kitchen features ample storage, stainless steel appliances, gas cooking, and a dishwasher-perfect for everyday living and entertaining. A convenient powder room is located downstairs, along with access to the private, paved, and fully fenced courtyard.

Upstairs, enjoy near new carpet throughout, along with three generously sized bedrooms, all featuring built-in wardrobes. The main bedroom includes a recently renovated ensuite, while the recently renovated main bathroom boasts a bathtub and a separate toilet.

The spacious, low-maintenance courtyard is perfect for entertaining or relaxing in privacy.



**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**  
\$665 Per Week

**View**  
By Appointment

**Contact**  
**Leasing Team**  
0418 631 503  
leasingconsultant@ljhbelconnen.com.au

**EER** ★★★★★

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

For year-round comfort, the home is equipped with ducted gas heating and evaporative cooling. A double lock-up garage with an electric roller door and internal access also offers additional storage.

Ideally positioned close to everything you need-just a short walk to public transport and the University of Canberra, and only minutes from Radford College, Belconnen Town Centre, and Calvary Hospital.

#### FEATURES:

- \* Open plan living
- \* Ducted gas heating and evaporative cooling
- \* Private, low maintenance courtyard.
- \* Double garage with internal access
- \* Renovated ensuite and main bathroom with separate toilet
- \* Additional downstairs powder room
- \* Near new carpet upstairs including bedrooms
- \* Ideally located within walking distance to public transport and the University of Canberra, and just minutes from Radford College, Belconnen Town Centre, and Calvary Hospital.

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

<b>Property ID</b>	HNXD4F8H
<b>Property Type</b>	Townhouse
<b>Including</b>	Ducted Heating Toilets (3) Courtyard Dishwasher 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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