



Bruce, 16/35 Crisp Circuit

Two Bedroom Townhouse

Situated in the sought-after location of Bruce, this single level townhouse provides a convenient and easy lifestyle. The living area is open plan and light filled, flowing into the spacious tiled dining area and kitchen. Spend your leisure time sipping coffee by the lakeside or perusing the shops at Westfield Shopping Centre within walking distance of your door.

The property is ideally located within walking distance to Westfield Belconnen, close to Belconnen Town Centre, local schools and public transport.

Features include:

- Built-in robes in both bedrooms
- Reverse cycle air conditioning
- Separate toilet
- Internal laundry with separate entrance



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.

2

1

2

For Lease
Please Call

View
ljhooker.com.au/2CHAFHK

Contact
Tara Munro-Smith
0428 025 408
tara.munro@ljhcanberracity.com.au

EER



LJ Hooker Canberra City
(02) 6249 7700

- Single garage plus additional car space
No current EER

The property complies with the minimum ceiling insulation standard.

This property does not contain an embedded network

This property is awaiting an insulation information from the Owners Corporation.

Suburb Snapshot

Bruce is a suburb of the Belconnen district of Canberra, that is located within the Australian Capital Territory, Australia. 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
Canberra International Sports and Aquatic Centre. The University of Canberra (UC) has an enrolment of over 10,000 students and is one of four major universities in Canberra

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



LJ Hooker Canberra City
(02) 6249 7700

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.

More About this Property

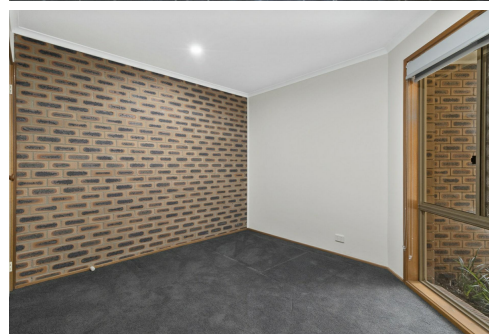
Property ID	2CHAFHK
Property Type	Townhouse
Including	Air Conditioning Spa Courtyard Dishwasher Outdoor Entertaining Built-in-Robes

Tara Munro-Smith 0428 025 408

Senior Property Investment Manager - ACT Licensed Agent |
tara.munro@ljhcanberracity.com.au

LJ Hooker Canberra City (02) 6249 7700

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
canberracity.ljhooker.com.au | canberracity@ljhooker.com.au



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.

LJ Hooker Canberra City
(02) 6249 7700