



## Bruce, 17/33 Braybrooke Street

### Townhouse Living in Bruce

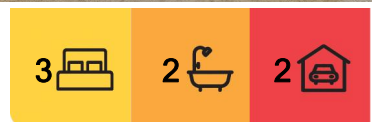
Discover the charm of this delightful townhouse on Braybrooke Street in the heart of Bruce. Perfectly positioned for those seeking both convenience and modern amenities this residence offers a practical layout with three bedrooms, making it an ideal choice for couples or groups. Enjoy the comfort of modern living with features such as built-in robes and air conditioning, ensuring a cozy and functional home environment.

Do not miss your chance to have this rental opportunity in one of Bruce's sought-after locations. With its spacious design and convenient features, this townhouse won't stay on the market for long. Act now to make this charming property your new home!

Situated in Bruce, you will appreciate the proximity to key amenities and institutions. With easy access to public transport, commuting to nearby universities and workplaces is a breeze. The suburb is known for its vibrant community atmosphere, offering various parks and recreational facilities. Whether you are a student or a professional, you will find



**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/2CGBFHK](http://ljhooker.com.au/2CGBFHK)

**Contact**  
**Tara Munro-Smith**  
0428 025 408  
[tara.munro@ljhcanberracity.com.au](mailto:tara.munro@ljhcanberracity.com.au)

**EER** ★★★★★

**LJ Hooker Canberra City**  
(02) 6249 7700

everything you need within reach.

Features include:

- Remote control double garage
- Stainless steel oven and cooktop
- Gas cooking
- Dishwasher
- Small enclosed courtyard at the back

No current EER

The property complies 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, 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

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](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

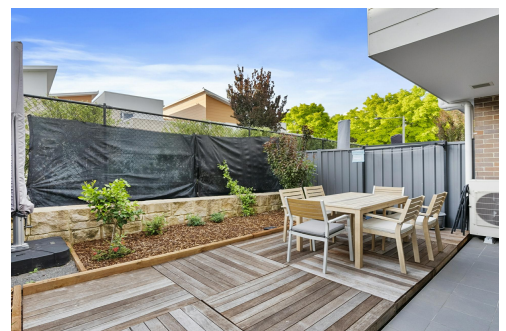
<b>Property ID</b>	2CGBFHK
<b>Property Type</b>	Townhouse
<b>Including</b>	Air Conditioning Dishwasher Built-in-Robes

### 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**