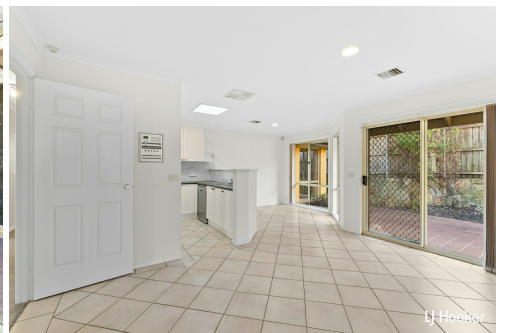
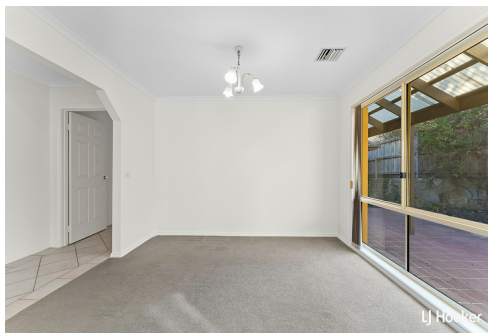
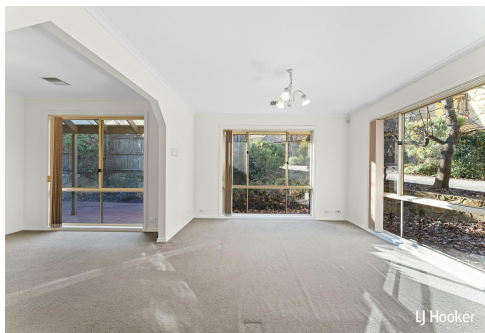




Bruce, 19/4 Tauss Place

Three bedroom townhouse that ticks all the boxes

The Property is perfect for everyone from families to friends alike with fantastic features such as- multiple living areas to covered entertaining area and large double garage - what are you waiting for home is calling!

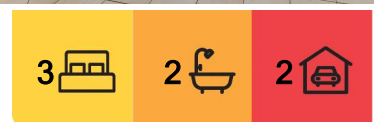
There are three large living areas - a formal living room, dining room and a large, tiled meals area that flows directly to a courtyard perfect for entertaining. The well-equipped kitchen includes plenty of storage space, bench space, gas cooking and a dishwasher.

The 3 bedrooms are all very spacious and include built in robes, but an extra benefit is each are separated from each other giving ultimate privacy. The Main bedroom which is at the rear of the property has a full sized ensuite that has a large spa bath now that's what I call luxury!

Along with the courtyard there is a rear low maintenance back yard perfect for the kids and



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/HNZJ1F8H

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

EER ★★★★★

LJ Hooker Belconnen
(02) 6251 1477

adults alike.

Bruce is a central suburb close to everything and this property is within walking distance to the University of Canberra. There are also local shops, schools, AIS arena and easy access to public transport.

Be quick this one won't last long!

Features

- * 3 spacious bedrooms with built in robes
- * 3 separate living areas
- * Kitchen with full length pantry, gas cook top and dishwasher
- * Evaporative cooling
- * Ducted gas heating
- * Ducted Vacuum
- * Wrap around easy-care garden with entertaining area
- * Large double garage with plenty of storage room
- * End of the complex for added privacy and space

12 Month Lease

The property does not comply with the minimum ceiling insulation standard.

EER 4.5

TO INSPECT THIS PROPERTY

You can Register to join an existing inspection or Register to be notified when inspection times are available.

Click on the BOOK INSPECTION button and choose your inspection time.

If this listing does not have the BOOK INSPECTION button, please go to [Belconnen.ljhooker.com.au](https://belconnen.ljhooker.com.au) to Register.

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



LJ Hooker Belconnen
(02) 6251 1477

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.

needs and circumstances.

More About this Property

Property ID	HNZJ1F8H
Property Type	Townhouse
EER	4.5

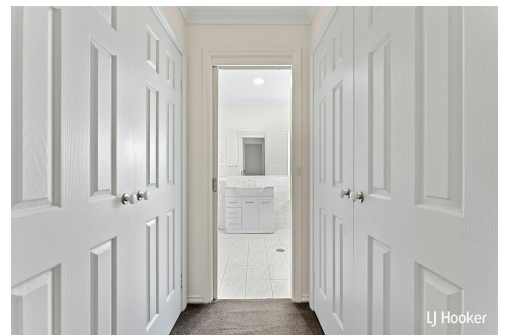
Leasing Team 0418 631 503

Property Investment Manager | leasingconsultant@ljhbelconnen.com.au

LJ Hooker Belconnen (02) 6251 1477

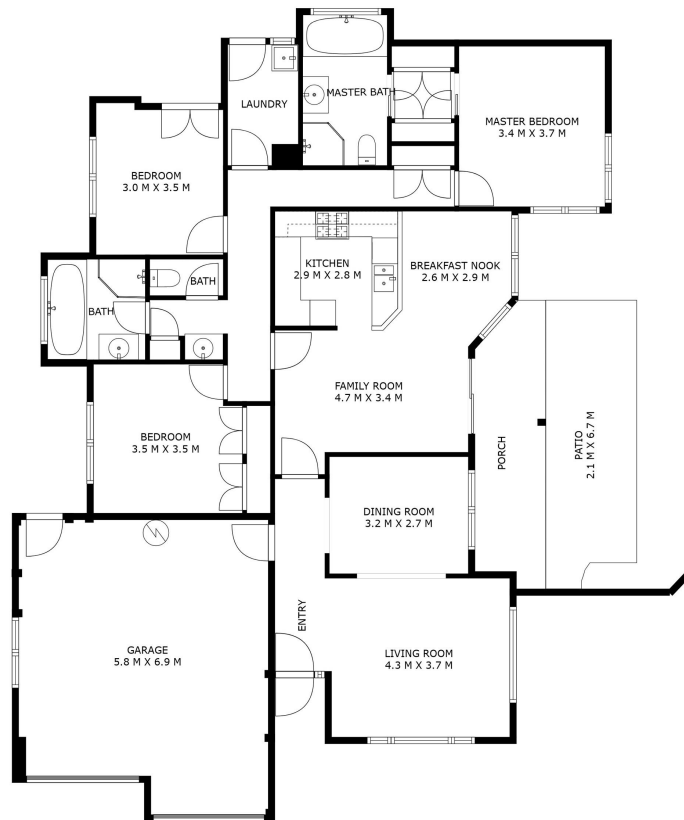
Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617

belconnen.ljhooker.com.au | belconnen@ljhbelconnen.com.au



LJ Hooker Belconnen
(02) 6251 1477

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.



19/4 Tauss Place, Bruce

Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.

aperture
media house