

## Bruce, 2/32 Crisp Circuit

### Great Three Bedroom Townhouse

Inspect this great three bedroom townhouse with large sunny living area, good sized kitchen that overlooks the dining room.

All three bedrooms have built in robes. You have a two way bathroom with separate toilet and powder room.

Single garage with internal access. Rear courtyard with covered pergola great for entertaining.

Great location close to transport, Calvary Hospital, AIS, Belconnen Mall, Uni of Canberra and CISAC. Not to far down the road to ANU & the City.

#### Features

3 bedrooms with built in

Two way bathroom

Covered pergola

Open planned living



**For Lease**  
Please Call

**View**  
[ljhooker.com.au/2F9BF9Q](http://ljhooker.com.au/2F9BF9Q)

**Contact**  
**Melissa Hines**  
[Melissa.Hines@ljhooker.com.au](mailto:Melissa.Hines@ljhooker.com.au)  
**Melissa Hines**  
[Melissa.Hines@ljhooker.com.au](mailto:Melissa.Hines@ljhooker.com.au)

**EER** ★★★★★★

**LJ Hooker Kaleen**  
**(02) 6241 1922**

**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.

Close to schools, Uni, hospitals and transport  
EER 3.5

This property meets minimum installation standards.

Disclaimer:

EER: Unless an EER is stated, there is no current EER available.

Wish to Inspect?

1. Click on the "Book Inspection" button
2. Register to join an existing inspection
3. If not time offered, please register so we can contact you once time is arranged
4. If you do not register, we cannot notify you of any time changes, cancellations or further inspection times.

Disclaimer: Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER KALEEN 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 in writing from the lessor for the keeping of any pets at the premises.

## More About this Property

Property ID	2F9BF9Q
Property Type	Townhouse
Land Area	363 sqm

### Melissa Hines

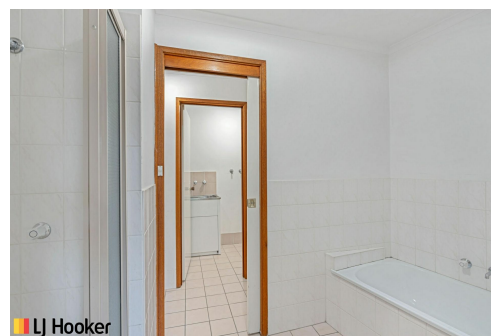
Executive Property Manager/Business Development Manager |  
Melissa.Hines@ljhooker.com.au

### Melissa Hines

Executive Property Manager/Business Development Manager |  
Melissa.Hines@ljhooker.com.au

### LJ Hooker Kaleen (02) 6241 1922

Cnr Maribyrnong Avenue & Georgina Crescent, KALEEN ACT 2617  
kaleen.ljhooker.com.au | kaleen@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 Kaleen**  
**(02) 6241 1922**