







27/9 Braybrooke Street, Bruce

# Modern Townhouse

Spacious two bedroom ensuite townhouse complete with modern and fresh interiors. From the moment you enter you will be delighted with the open plan tiled living areas and full-length windows opening out onto a private enclosed courtyard.

Features include:
- Full size individual double garage with internal access.
- Modern kitchen with large stone bench tops, dishwasher and storage.
- Fully tiled bathrooms and porcelain vanities and designer tap ware.
- NBN network
- Both oversized bedrooms offer built-in robes and plush carpets.
- Community barbecue and gardens
- Double glazing windows
- Ducted zoned air conditioning
- Minutes from the local cafes, transport at your door, Bruce CIT, UC, AIS

No current EER

The property does not comply with the minimum ceiling insulation standard.
This property does not contain an embedded network
This property is awaiting an insulation information from the Owners

2 2 2

**FOR RENT**
$670 Per Week

**VIEW**
Sat 14th Nov @ 9:55AM - 10:10AM

**AGENTS**
Tahlia Lewry
0428 025 408
tahlia.lewry@ljhcanberracity.com.au

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

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.

Corporation.

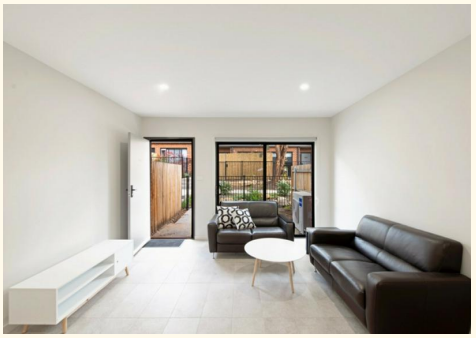
Suburb Snapshot
Bruce is a suburb of the Belconnen district of Canberra, that is located within the Australian Capital Territory, Australia. The suburb was gazetted on 6 June 1968 in recognition of Viscount Stanley Melbourne Bruce (1883-1967), the eighth Prime Minister of Australia and the first Chancellor 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.

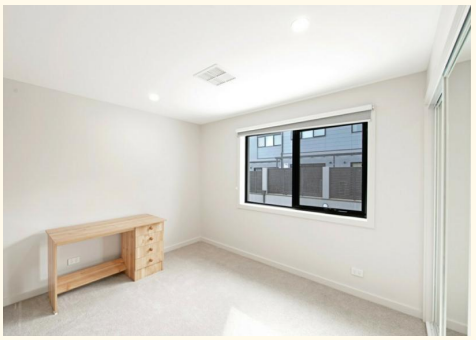
Disclaimer:
Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER CANBERRA CITY does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage 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.act.gov.au/__data/assets/pdf_file/0006/2608620/Renting-Book-January-2026.pdf











## MORE DETAILS

| | |
|---|---|
| Property ID | 2GH8FHK |
| Property Type | Townhouse |
| EER | 6 |
| Including | Air Conditioning |
| | Ducted Cooling |
| | Ducted Heating |
| | Courtyard |
| | Dishwasher |
| | Built-in-Robes |

**Tahlia Lewry 0428 025 408**
Property Investment Manager | tahlia.lewry@ljhcanberracity.com.au

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