



17/2 Eardley Street, Bruce

Perfect Location

A stylish and well-appointed one-bedroom apartment in the popular Elara complex, ideally positioned in the highly sought-after suburb of Bruce.

Designed for easy modern living, the apartment welcomes you with a light-filled and spacious open-plan living and kitchen area. The contemporary kitchen is fitted with quality appliances, including a dishwasher, ample cupboard space, and practical bench space for everyday cooking.

The living area flows seamlessly onto a generously sized private balcony, providing the perfect setting to enjoy your morning coffee, unwind after a long day, or entertain guests in comfort.

Year-round comfort is assured with reverse cycle air conditioning servicing the living area, while the bedroom is well-proportioned and complete with a built-in robe for convenient storage. The property also includes a dryer in the laundry for added practicality.

Features Include:

- Spacious bedroom with built-in robe
- Reverse cycle air conditioning for year-round comfort in the lounge room

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FOR RENT
\$475 Per Week

VIEW
By Appointment

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

AGENCY
LJ Hooker Belconnen
(02) 6251 1477

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**

- Modern kitchen with appliances and dishwasher
- Light-filled open-plan living and dining area
- Dryer included in laundry
- Generous private balcony ideal for entertaining
- Single allocated car space plus storage cage

Enjoy the convenience of being within close proximity to the University of Canberra, Australian National University, Belconnen Town Centre and the North Canberra Hospital. With public transport nearby and Canberra City just a short drive away, this home offers an excellent lifestyle opportunity in a prime location.

This apartment is perfect for professionals, students, or anyone seeking low-maintenance living in a well-connected area.

12 Month Lease

The property has a valid exemption and is not required to comply with the minimum ceiling insulation standard.

EER Unknown

TO INSPECT THIS PROPERTY

1. You can Register to join an existing inspection or Register to be notified when inspection times are available.
2. Click on the BOOK INSPECTION button and choose your inspection time.
3. If this listing does not have the BOOK INSPECTION button, please go to Belconnen.ljhooker.com.au to Register.
4. 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 needs and circumstances.

MORE DETAILS

Property ID HNTCUF8H
Property Type Unit

Leasing Team 0418 631 503

Property Investment Manager |
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