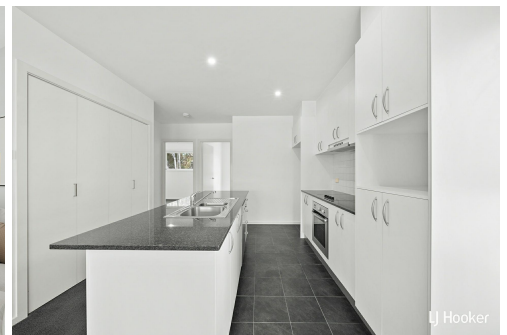




## Bruce, 15/1 Eardley Street

### Investor Makes the Decision - It's Sale Time

Are you seeking a spacious and conveniently located apartment in Canberra? 15/1 Eardley Street is the one for you.

North facing and freshly painted, the open plan living and dining area offers space, comfort and flexibility with easy access to the generous balcony. The kitchen is well appointed with plenty of storage and bench space, along with modern electric appliances.

Segregated from the other rooms, the main bedroom is spacious, featuring an ensuite and built-in robe, while the two additional bedrooms are generously sized and equipped with built-in robes. Outside, the balcony is large perfect for morning coffee or unwinding after long day.

The apartment is complete with laundry, linen storage, two split system units, two undercover parking spaces, and a storage cage.



**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.

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2

**For Sale**  
\$500,000

**View**  
[ljhooker.com.au/HNZM4F8H](http://ljhooker.com.au/HNZM4F8H)

**Contact**  
**George Vlandis**  
0437 398 774  
[gvlandis@ljhbelconnen.com.au](mailto:gvlandis@ljhbelconnen.com.au)  
**Joy Patel**  
0499 912 090  
[jpatel@ljhbelconnen.com.au](mailto:jpatel@ljhbelconnen.com.au)

**EER** ★★★★★★

**LJ Hooker Belconnen**  
(02) 6251 1477

You're just a short distance away from the local shops, the University of Canberra, GIO Stadium, Radford College, and Belconnen Westfield, making this an incredibly convenient place to call home.

- \* Freshly painted throughout
  - \* North facing apartment
  - \* Open plan living and dining area
  - \* Spacious main bedroom with ensuite and built in robe
  - \* Two bedrooms with built in robe
  - \* Well-appointed kitchen with stone benchtops
  - \* Ample storage and bench space
  - \* Electric appliances
  - \* 2 undercover parking space with storage cage
  - \* Linen storage
  - \* Laundry with dryer
  - \* Large north facing balcony
  - \* Bus stop at front of complex
  - \* Conveniently located with short distance to local shops, University of Canberra, Gio Stadium, \* Radford College, Belconnen Westfield and so much more
- 
- \* Build Year: 2005
  - \* Living Size: 107 sqm
  - \* Balcony Size: 15 sqm
  - \* EER: 6
  - \* Rates: \$1,810 p.a.
  - \* Strata: \$6,572 p.a.
  - \* Land Tax: \$2,284 p.a. (investors only)

**Disclaimer:**

All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.

## More About this Property

|                      |                                                                                                                         |
|----------------------|-------------------------------------------------------------------------------------------------------------------------|
| <b>Property ID</b>   | HNZM4F8H                                                                                                                |
| <b>Property Type</b> | Apartment                                                                                                               |
| <b>House Size</b>    | 107 m <sup>2</sup>                                                                                                      |
| <b>EER</b>           | 6                                                                                                                       |
| <b>Including</b>     | Air Conditioning<br>Intercom<br>Balcony<br>Built-in-Robes<br>Fully Fenced<br>Split System Heating/Cooling<br>Dishwasher |

### George Vlandis 0437 398 774

Sales Agent | [gvlandis@ljhbelconnen.com.au](mailto:gvlandis@ljhbelconnen.com.au)

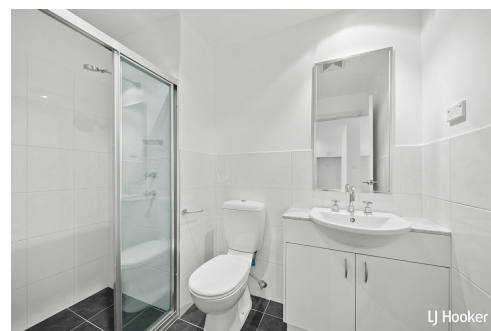
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### LJ Hooker Belconnen (02) 6251 1477

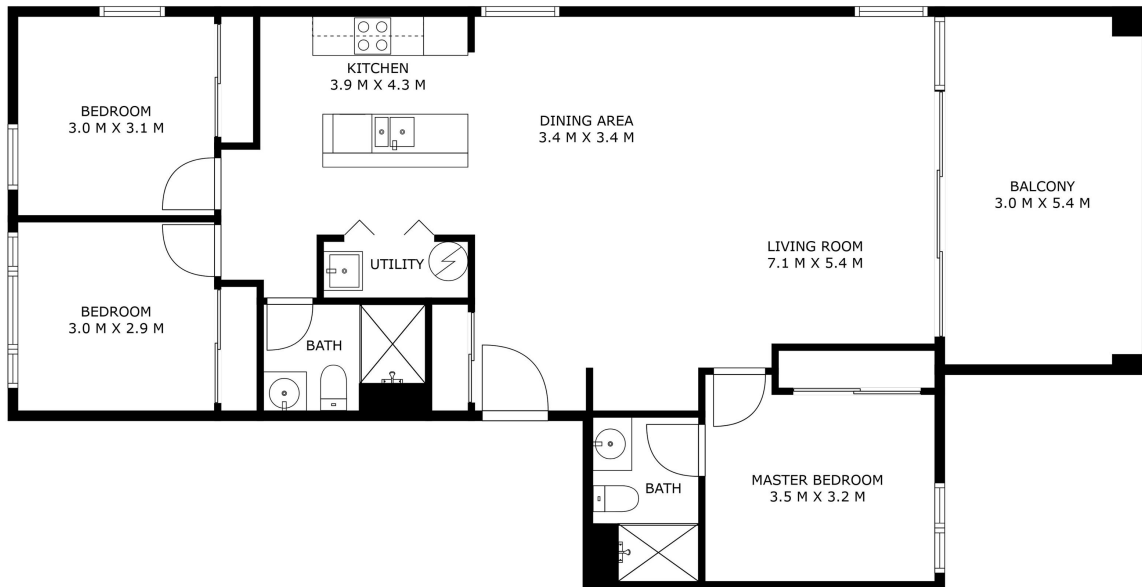
Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617

[belconnen.ljhooker.com.au](http://belconnen.ljhooker.com.au) | [belconnen@ljhbelconnen.com.au](mailto:belconnen@ljhbelconnen.com.au)



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**LJ Hooker Belconnen**  
**(02) 6251 1477**



## 15/1 Eardley Street, 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**  
by LJ Hooker