



7 Funder Street, Bruce

## Easy to live in, easy to maintain... and exactly where you want to be.

A four-bedroom home in the heart of Bruce, known for its proven care through a long-term DHA lease.

Set on a low-maintenance 500m<sup>2</sup> block, this four-bedroom home offers a layout that simply works. Space for the family, room to move, and a home that's been looked after from day one.

A big part of that comes down to its long-term lease with Defence Housing Australia over the past 15 years. Homes like this are known for consistent care, regular maintenance, and attention to detail... and you can feel that the moment you walk through.

Freshly updated with new carpets and paint throughout, it's a place you can step straight into and enjoy, without the to-do list.

Then there's the location.

Bruce continues to be one of Canberra's most convenient pockets. Within walking distance to Radford College, moments to the

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### FOR SALE

Please Call

### AGENTS

Alan Tongue

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### AGENCY

LJ Hooker Gungahlin

(02) 6213 3999

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**

University of Canberra, and close to the Australian Institute of Sport and GIO Stadium. Whether it's work, school, or weekend sport, everything sits right at your doorstep.

It's a home that suits a range of buyers... families, investors, or those simply wanting something solid, well cared for, in a location that continues to perform.

Why you'll love it

- Long-term DHA lease with proven maintenance history
- Fresh carpets and paint throughout
- " Functional four-bedroom, two-bathroom layout
- " Low-maintenance 500m<sup>2</sup> block
- Double garage with internal access
- Walk to schools, AIS, and local facilities
- A location that keeps giving, year after year

## MORE DETAILS

Property ID	36VNGCY
Property Type	House
House Size	205 m2
Land Area	500 m2
EER	5

**Alan Tongue 0412 630 977**

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on, interested parties should make and rely on their own enquiries.

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