



LJ Hooker






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6/35 Crisp Circuit, Bruce

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## Single Level Living in the Heart of Bruce

Perfectly positioned between the Belconnen Town Centre and the City, enjoy the ideal balance between lifestyle and convenience. Close to amenities such as lake Ginninderra and the North Canberra Hospital, this well maintained three-bedroom townhouse is sure to impress.

Thoughtfully designed with two separate living spaces, this single level townhouse is the perfect place to call home. The home is complemented by plenty of storage space and an open plan kitchen that looks over the dining area. Relax in airconditioned comfort all year round and enjoy the convenience of an attached garage with internal access.

This property offers a delightful opportunity in one of Belconnen's most convenient pockets. Say yes to comfy living and a great place to make your own. Perfect for downsizers, first home buyers, and savvy investors. Don't miss out on the opportunity to live with an unbeatable combination of location and convenience.

### Features:

- Central location, close to amenities, transport, the Belconnen town

**FOR SALE**  
\$659,000

### VIEW

Thu 21st May @ 5:00PM - 5:30PM

### AGENTS

James Vlandis  
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jvlandis@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.

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- centre, and the City.
  - Spacious bedrooms, two with built in wardrobes.
  - Reverse cycle heating and cooling.
  - Plenty of internal storage space.
  - Internal garage access.
  - Low maintenance garden.
- Build Year: 1991
  - Land Size: 232sqm
  - Property Size: 129sqm | Living: 107sqm | Garage: 22sqm
  - EER: 4.0
  - Rates: \$3,568 p.a.
  - Strata: \$3,277 p.a.
  - Land tax: \$4,998 p.a. (investors only)

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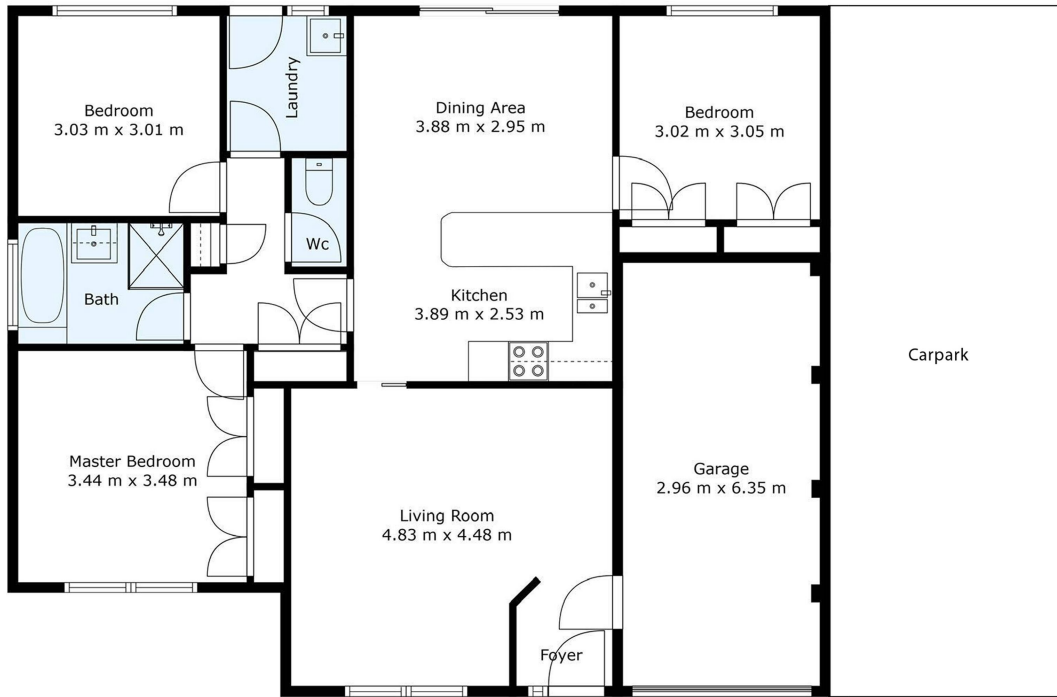
## MORE DETAILS

Property ID	HP11QF8H
Property Type	Townhouse
House Size	129 m2
Land Area	232 m2
EER	4
Including	Air Conditioning Courtyard Built-in-Robes Secure Parking Fully Fenced

**James Vlandis 0488 484 814**  
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**6/35 Crisp Circuit, 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.*