




7/35 Crisp Circuit, Bruce

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What A Great Location!

Offers will be considered prior to auction. The home will be sold and will not last on the market for long. Do not miss out!

Imagine stepping out your door and being walking distance the Belconnen Town Centre, local cafés, and leafy walks. This three-bedroom home blends practicality with a relaxed lifestyle. A fantastic opportunity for downsizing, first home buyers or investors.

Bright and modern interiors are coupled with a seamless indoor/outdoor flow. The open plan living and modern kitchen are spacious. Featuring stone benchtops and quality stainless steel appliances including an induction cooktop. The living flows seamlessly to the large pergola entertaining area where you'll enjoy spending your weekend with family and friends.

Comfort, convenience and low maintenance living. This ones worth a look.

- Natural light and good energy throughout
- Open planning living and dining
- Modern renovated kitchen
- Stone benchtops and induction hotplates
- Three bedrooms with built in robes

FOR SALE
Auction

AGENTS

George Vlandis
0437 398 774
gvlandis@ljhbelconnen.com.au

Anushka Poudel
0405 220 461
apoudel@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**

- Bathroom and separate toilet
- Large new spotted gum deck and pergola
- Split system heating and cooling
- Ceiling fans in the bedrooms
- New carpet
- Garage with internal access
- Convenient access to major bus routes and bike paths
- Easy access to Belconnen Town Centre, CISAC, Lake Ginninderra and University of Canberra. Jamesson Plaza, Belconnen Markets and cafes

Build Year: 1991
 Living Size: 102 sqm
 Garage Size 25 sqm
 EER: 2.0
 Rates: \$3,483 p.a.
 Body Corp Fees: \$4,035 p.a.
 Land Tax: \$4,821 p.a. (investors only)

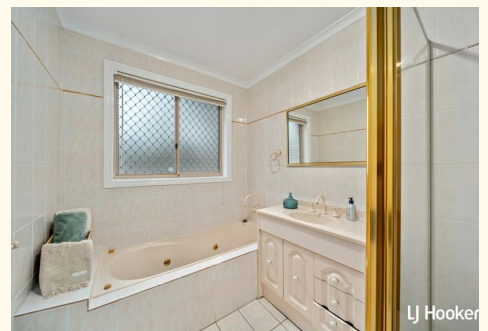
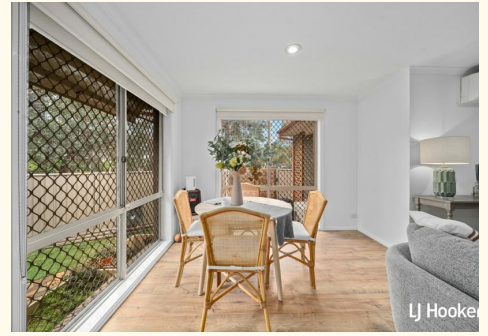
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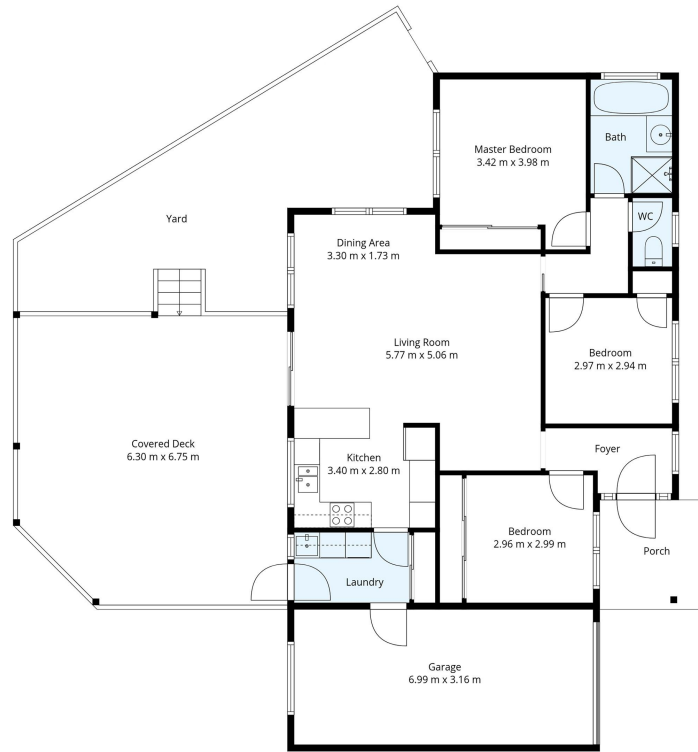
MORE DETAILS

Property ID	HP0MHF8H
Property Type	Townhouse
House Size	127 m2
EER	2

George Vlandis 0437 398 774
 Sales Agent | gvlandis@ljhbelconnen.com.au
Anushka Poudel 0405 220 461
 Sales Associate | apoudel@ljhbelconnen.com.au

LJ Hooker Belconnen (02) 6251 1477
 Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617
 belconnen.ljhooker.com.au | belconnen@ljhbelconnen.com.au





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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.