



## Bruce, 21/2 Eardley Street

Looking for inner space?

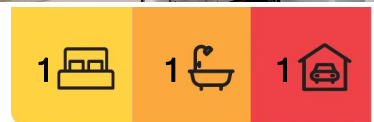
Discover the perfect blend of comfort, convenience, and modern living in this beautifully updated 1 bedroom, 1 bathroom unit located in the heart of Bruce. Whether you're a first-time home buyer or an astute investor, this property offers everything you need and more.

Enjoy a generous floor plan with ample natural light, freshly painted walls, updated lighting fixtures, and new flooring that enhances the unit's contemporary appeal. Step outside to a sizable balcony, perfect for relaxing, entertaining, or enjoying your morning coffee. Plus, you'll have the convenience and peace of mind of a dedicated car space.

Situated in a prime location, this unit is just a short drive from Calvary Hospital, ensuring quick access to healthcare services. It's also ideal for students or staff of the University of Canberra, with the campus nearby. Enjoy a variety of shopping, dining, and entertainment options at Belconnen Town Centre, all within easy reach. Embrace an active lifestyle with numerous walking trails in the vicinity, and benefit from the proximity to local schools,



**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.



**For Sale**  
By Negotiation

**View**  
Tue 9th Jul @ 4:10PM - 4:40PM

**Contact**  
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**Tim Russell**  
0416 087 834  
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**EER** ★★★★★

**LJ Hooker Kaleen**  
(02) 6241 1922



making it a great choice for small families or future planning.

Features:

- Large 1-bedroom unit
- Lock up garage car spot
- Balcony
- Updated
- New flooring
- Updated lights

Rates: \$1,777.39 pa approx

Land Tax: \$2,143.94 pa approx

Body Corporate: \$1,765.23 pq approx

EER: 6.0

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## More About this Property

<b>Property ID</b>	2G57F9Q
<b>Property Type</b>	Unit
<b>EER</b>	6

**Lukas Cole 0432 289 618**

Licensed Agent | [lukas.cole@ljhooker.com.au](mailto:lukas.cole@ljhooker.com.au)

**Tim Russell 0416 087 834**

Franchise Owner / Licensed Agent & Auctioneer ACT/NSW | [tim.russell@ljhooker.com.au](mailto:tim.russell@ljhooker.com.au)

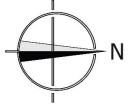
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not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

21/2 Eardley Street, Bruce

Produced by DIAKRIT