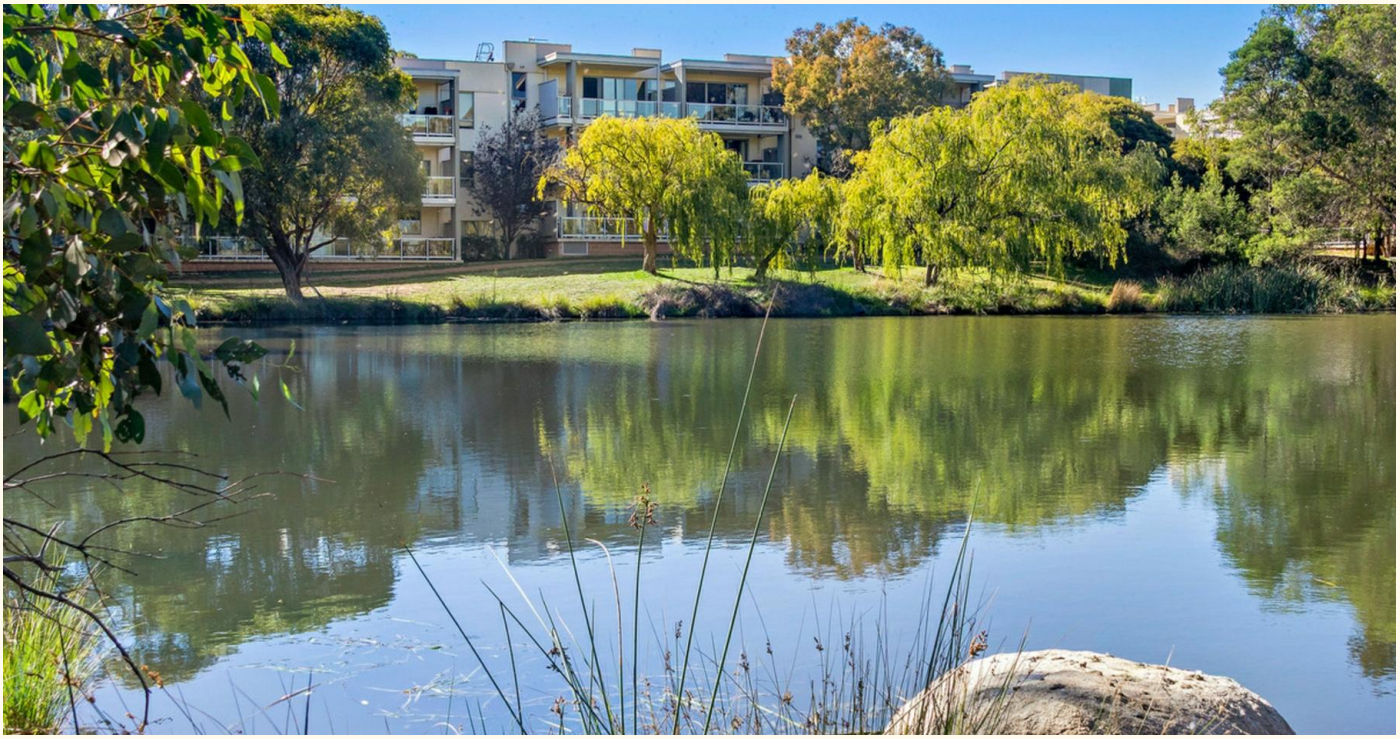








8/2 Eardley Street, Bruce

A High-Demand Popular Location in Canberra's Education & Health Hub

FIND.
Set in the heart of Bruce, this large, safe and quiet top-floor, picturesque, east-facing apartment offers a smart buying opportunity with strong returns just moments from the University of Canberra.
With two bedrooms, two bathrooms and two secure car spaces, this is a large and highly functional configuration in one of Canberra's most reliable high-demand rental pockets.
Privately positioned on the top floor, it combines natural light, practical design, and great energy efficiency in a park land setting.

LOVE.
The spacious open-plan living and dining area flows to a spacious east-facing balcony, welcoming beautiful morning light and overlooking natural surrounds that create an inviting everyday living space.
Both bedrooms are generously sized, with the master featuring its own ensuite and walk-through wardrobe for privacy and flexibility. The second bathroom services the additional bedroom and guests, making the layout ideal for shared living or student accommodation.

2 2 2

FOR SALE
$368,000+

VIEW
By Appointment

AGENTS
Eoin Ryan-Hicks
0424 042 419
Eoin.ryan-hicks@ljhooker.com.au

AGENCY
LJ Hooker Kippax
(02) 6255 3888

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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Two secure car spaces and lock up for bikes add further value, particularly in a suburb where parking is tightly held. Whether purchasing for your own university student or securing a high-demand rental, the scale and layout make financial sense.

LIVE.
Positioned within walking distance to the University of Canberra and close to the Australian Institute of Sport, North Canberra Hospital and Belconnen Town Centre, this is an easily accessible vibrant location built around education, health and employment.
For parents, it offers security, proximity and the ability to reliably build equity rather than pay rent elsewhere.
It also delivers consistent tenant demand in a suburb known for resilience and strong occupancy rates.
Low maintenance. High convenience. Smart positioning. Come and look, you will love it.

OVERVIEW:
- Top-floor position
- East-facing aspect
- 2 bedrooms
- 2 bathrooms (ensuite to master)
- 2 secure car spaces and lock up storage
- Spacious open-plan living
- Generous private balcony for entertaining
- Walk to University of Canberra
- Close to convenience stores, coffee shop and restaurants

RATES/SIZE:
Living Size: 85sqm approx.
Balcony: 16sqm approx.
Build Size: 101sqm approx.
Rates: $2,196 p.a. approx.
Land Tax: $2,663 p.a approx.
Body Corporate: $3,627p.q approx.
EER: 6.0

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EER ★★★★★★

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MORE DETAILS

Property ID	1J1JF9U
Property Type	Unit
House Size	101 m2
EER	6

Eoin Ryan-Hicks 0424 042 419
Franchise Owner | Sales Manager | Licensed Agent ACT & NSW |
Eoin.ryan-hicks@ljhooker.com.au

LJ Hooker Kippax (02) 6255 3888
Cnr Luke Street & Hardwick Crescent, HOLT ACT 2615
kippax.ljhooker.com.au | kippax@ljhooker.com.au











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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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