



8/2 Eardley Street, Bruce

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

FOR SALE

\$388,000+

VIEW

Thu 2nd Apr @ 5:30PM - 6:00PM

AGENTS

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AGENCY

LJ Hooker Kippax

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FIND.

Set in the heart of Bruce, this large, top-floor, east-facing apartment offers a smart buying opportunity just moments from the University of Canberra. With two bedrooms, two bathrooms and two secure car spaces, this is a rare and highly functional configuration in one of Canberra's most reliable rental pockets.

Privately positioned on the top floor, it combines natural light, practical design and long-term investment fundamentals in a location driven by constant demand.

LOVE.

The spacious open-plan living and dining area flows to a spacious east-facing balcony, welcoming beautiful morning light and creating 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. Two secure car spaces and lock up for bikes add further value,

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 **LJ Hooker**

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 a location built around education, health and employment.

For parents, it offers security, proximity and the ability to build equity rather than pay rent elsewhere.

For investors, it delivers consistent tenant demand in a suburb known for resilience and strong occupancy rates.

Low maintenance. High convenience. Smart positioning.

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
- Private balcony
- 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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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 |

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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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