

# 6 Norman Fisher Circuit, Bruce, ACT 2617



## House For Rent

Wednesday, 10 April 2024

6 Norman Fisher Circuit, Bruce, ACT 2617

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



James Kartsonas  
0413948312

**\$830 per week**

PLEASE CLICK 'BOOK INSPECTION' TO REGISTER & BE NOTIFIED OF UPCOMING INSPECTIONS

This flawlessly presented & intelligently designed 4 bedroom family home has an expansive floor plan spread across two levels catering for families who love to spend time together, as well as have their own separate spaces to pursue individual activities. Gleaming polished timber floors flow through the homes lower level gifting a warm ambiance and contemporary look to the home. The heart of the home the stunning expansive open plan kitchen features crisp white cabinetry completed by a large stone topped island bench & is well equipped with a dishwasher, gas cooktop and more than ample prep and storage space, to inspire the home chef. The kitchen adjoins a large sunlit family room where glass sliding doors beckon you outside to entertain & enjoy the covered pergola area. Additional multi purpose living spaces include a separate formal lounge, as well a home theatre area. The parents' retreat is on the top floor with a king-sized master bedroom, ensuite, walk-in robe, plus a study area. Downstairs bedroom 2 has its own ensuite, and bedrooms 3 & 4 share the main bathroom with convenient two-way access. Ducted reverse cycle heating & cooling ensures you year round comfort & the double garage has the ease of internal access, Ideally located within the Bruce precinct, this house is in a uniquely convenient spot. Situated a short stroll to the major bus route, getting about will be easy. Not only is it close to the Belconnen Town Centre with an array of shops, services, and major government departments, Bruce is also a short drive to the centre of the City; a hot spot for dining and entertainment. Also close to Bruce Stadium, the AIS and Calvary Hospital.

Features of the home include: Polished timber floors  
Quality kitchen with gas cooktop, electric oven, dishwasher and stone benchtops including a large island bench  
Spa bath to the main bathroom  
Ducted reverse cycle heating & cooling  
Full-sized laundry  
Plenty of internal storage including wardrobes to all bedrooms plus additional storeroom  
Great for families of all ages and stages, the guest room with own bathroom is terrific for interstate visitors, older relatives or teenagers  
Ducted vacuum  
Double lock up garage with internal access  
Long term lease available, and Diplomatic & Defence tenants welcome to apply.

PLEASE NOTE: Tenants are welcome to use existing mounted home theatre projector, it is only a couple of years old and works fine, but landlords do not intend to replace it if it breaks down through age or wear/tear.

Available: 19th April 2024

PETS: Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises

VITAL INFORMATION: The property is unfurnished  
Please note you may be required to remove your shoes prior to inspecting the property  
If no Energy Rating is displayed for this property, EER is unknown  
The property does not currently comply with the minimum ceiling insulation standard

WISH TO INSPECT: 1. Click on "BOOK INSPECTION" if this listing does not have the "BOOK INSPECTION" button please go to [raywhitecanberra.com.au](http://raywhitecanberra.com.au) website and register  
2. Register to join an existing inspection, if no time is offered or if the time does not suit, please register and we will contact you once access is arranged  
3. If you do not register, we cannot notify you of any time changes, cancellations or further inspection times

RENT INFORMATION: 1. Rent is collected fortnightly unless otherwise nominated for a longer period  
2. Bond required is equal to 4 weeks rent

DISCLAIMER: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.