



Braddon, 1/13 Burra Place

Central and Modern — white goods included

This one bedroom apartment is perfectly positioned, captivating the north aspect which soaks up the morning sun all year round. Located on the ground floor, in a small well-kept boutique complex makes coming home a treat.

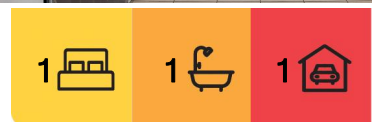
Presenting a comfortable open plan living space, with modern fixtures and fittings. Large main bedroom with built-in robes and a nice private outlook overlooking the private balcony and large enclosed courtyard. The kitchen is complete with good bench spaces, refrigerator and dishwasher.

Commuters and leisure enthusiasts will appreciate the adjacent access to the popular Lonsdale Street, restaurants, cafes, shops, the City Centre and more!

Features include:



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 Lease

Please Call

View

ljhooker.com.au/2ARQFHK

Contact

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EER ★★★★★

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(02) 6249 7700

- Single underground car space
 - Refrigerator, washing machine, dryer all included
 - Reverse cycle air conditioner
 - Large enclosed courtyard
- No current EER

Suburb Snapshot

The suburb is one of the oldest suburbs in Canberra, a relatively young city, settled in 1922 and gazetted as a division name in September 1928. It contained Canberra's first light-industrial area. In recent years this area has begun to be redeveloped as an entertainment and residential precinct. Other areas have been redeveloped with flats. It is now Canberra's most densely populated suburb.

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER CANBERRA CITY does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

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.

RENTING BOOK:

A copy of The Renting Book can be found at: <https://justice.act.gov.au/renting-book>



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More About this Property

Property ID	2ARQFHK
Property Type	Apartment
Including	Air Conditioning Balcony Dishwasher Built-in-Robes

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