



Braddon, 106/24 Girrahween Street

Stylish 2-Bedroom Apartment in a Prime Urban Location

Set within the sought-after 'Evoque' complex, this modern two-bedroom apartment combines contemporary living with the convenience of an unbeatable inner-city address. Positioned opposite Haig Park and just moments from Braddon's renowned foodie scene, you'll enjoy easy access to cafes, restaurants, and boutique shopping.

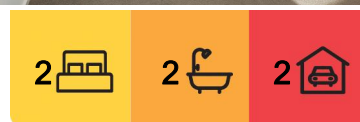
Perfectly suited to professionals or couples, this apartment delivers an exceptional lifestyle in a vibrant yet tranquil park-side setting.

Features include:

- Generously sized bedrooms, each with built-in mirrored wardrobes
- Sleek, modern - bathroom with dual vanities and full-height tiling
- Open-plan living, dining, and kitchen flowing seamlessly onto a spacious private balcony with leafy park views
- Modern kitchen featuring ample storage, electric cooktop, double sink, and dishwasher



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
\$650 Per Week

View
By Appointment

Contact
Sim Kaur
0474 772 081
sim.kaur@ljhcanberracity.com.au

EER ★★★★★★

LJ Hooker Canberra City
(02) 6249 7700

- Reverse cycle air conditioning for year-round comfort
 - Plush carpeting in the bedrooms and living areas
 - Building with lift access
 - Basement car space and dedicated storage cage
- No Current EER

This property complies with the minimum ceiling insulation standard.

This property is awaiting an insulation information from the Owners Corporation

This property does not have an imbedded network.

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.

WISH TO INSPECT?

1. Click on the "BOOK INSPECTION" button (available on our website)
2. Register to join an existing inspection
3. If no time offered, please register so we can contact you once time is arranged
4. If you do not register, we cannot notify you of any time changes, cancellations or further inspection times

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:

https://www.justice.act.gov.au/_data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf



LJ Hooker Canberra City
(02) 6249 7700

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.

More About this Property

Property ID	2DG2FHK
Property Type	Apartment
EER	5
Including	Balcony Built-in-Robes

Sim Kaur 0474 772 081

Property Investment Manager | sim.kaur@ljhcanberracity.com.au

LJ Hooker Canberra City (02) 6249 7700

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
canberracity.ljhooker.com.au | canberracity@ljhooker.com.au



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.

LJ Hooker Canberra City
(02) 6249 7700