

Braddon, 212/47 Currong Street North

One bed luxury in the heart of the city

Available middle of July!

Make Founders Lane your home! Located in prime position in Canberra city, you are walking distance to everything you need! With the Canberra Centre a literal stones throw away with its high end and must have retail stores, restaurants, medical professionals, cinema and so much more! The restaurant hub of Braddon is a short stroll from your front door, if you haven't experienced Lonsdale Street nightlife yet, you are in for a treat!

Founders lane is brand new to the rental market and comes with amazing modern inclusions that are bound to impress! With Australian hardwood timbers throughout the living areas, modern open plan living, well appointed kitchens with high end electric SMEG appliances. There are some unique floor plans throughout Founders lane complete with a range of stunning views of the Canberra basin.



For Lease
Please Call

View
ljhooker.com.au/2DFNFHK

Contact
Khloe Zhang
0472 759 453
khloe.zhang@ljhcanberracity.com.au

EER ★★★★★



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

This central location will appeal to everyone looking at living in the heart of a thriving city with easy commuting access to Government Departments, Parliament House, Schools, War Memorial, ANU and more!

Features include:

- City location
- Views of Mt Ainslie
- Chefs' kitchen with Island bench
- Modern Open Plan living
- Ducted reverse cycle heating and cooling
- Private East Facing Balcony
- Electric SMEG Appliances
- Induction cooking
- Window furnishings included and installed
- Comes with dishwasher and dryer
- Australian hardwood timber floors
- Floor to ceiling tiling in bathrooms
- Double glazed windows
- Underground parking - disability width and positioning
- Basement storage
- Lift access

No current EER

The property has a valid exemption and is not required to comply with the minimum ceiling insulation standard.

This property is awaiting an insulation information from the Owners Corporation.

This property features an embedded network for internet NBN Opticom as well as hot water and electricity, with tenants required to connect to Energy locals.

A unique city vibe with close community and amenity.

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.

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



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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:

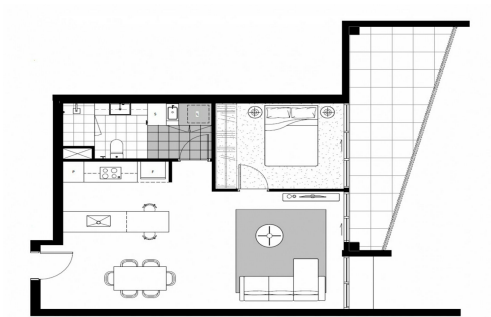
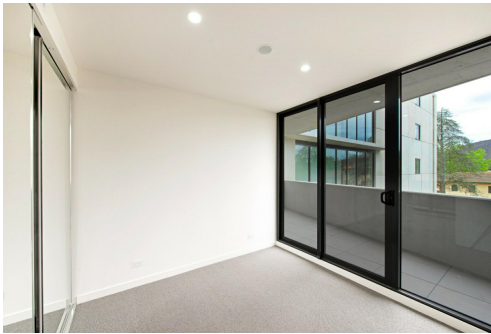
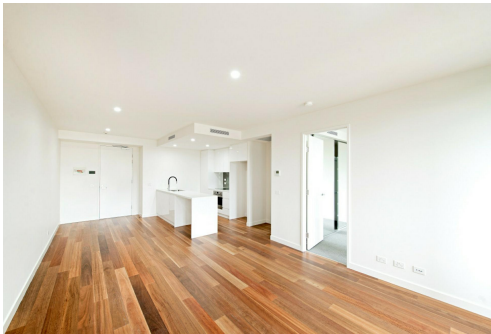
https://www.justice.act.gov.au/_data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf

More About this Property

Property ID	2DFNFHK
Property Type	Apartment
Including	Air Conditioning Intercom Balcony Dishwasher Floorboards Built-in-Robes

Khloe Zhang 0472 759 453
Property Investment Manager | khloe.zhang@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



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