



Braddon, 213/24 Girrahween Street

1 bedroom apartment in the Evoque complex!

Lifestyle:

This one-bedroom apartment in the fashionable hive of Braddon is not to be missed!

Accommodation:

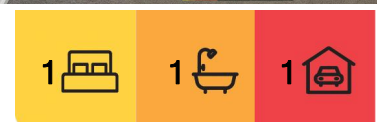
The apartment features an open plan kitchen with Bosch stainless steel oven, stovetop, dishwasher, plenty of cupboard space and stone counter tops. The apartment also has a European-style laundry including a dryer.

The open plan living room has reverse cycle air conditioning and sliding doors that lead to the balcony. The apartment has stunning views over Black Mountain and its central Braddon location means everything is at your fingertips.

The complex has a secure lift entry and an underground allocated car space, plus a central common area for BBQ's and entertaining.



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
\$480 P/W

View
Tue 21st Jan @ 5:00PM - 5:15PM

Contact
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Antone Smith
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EER ★★★★★

LJ Hooker Dickson
(02) 6257 2111

Your home away from home or your primary residence this apartment is perfect for a busy lifestyle or someone who wants to be a part of the action with convenience and style.

Features:

- Bedroom with built-in robe
- Balcony
- Electric cooking
- Reverse cycle system
- Single parking space
- Storage cage
- Centralised gas hot water to complex

Facts:

Availability: 24th January 2025

Lease Period: 6 - 12 Months

Parking: Single car space

Cooking: Electric

Heating or Cooling: Reverse cycle system

EER: No current EER available

Adaptable housing and minimum standards: The property is exempt from the minimum ceiling insulation standard.

Embedded networks: This property has to use iiNet for internet connection. No NBN available.

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

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER DICKSON 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.

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.



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More About this Property

Property ID	1HKM99F92
Property Type	Apartment
Including	Air Conditioning Intercom Balcony Dishwasher Built-in-Robes

Kirsty Middlebrook

Senior Property Investment Manager | kirsty.middlebrook@ljhdickson.com.au

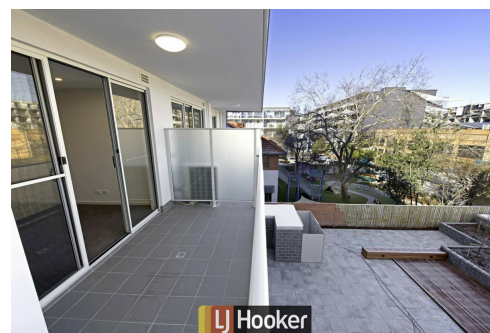
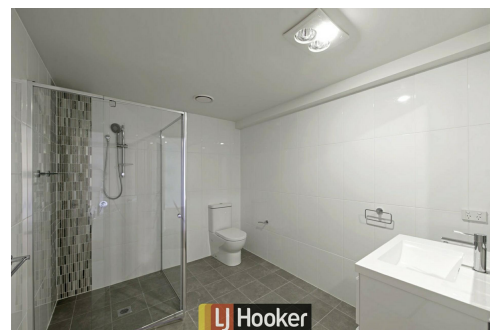
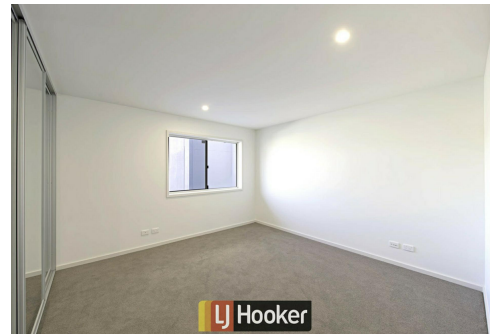
Antone Smith

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