



28/28 Mort Street, Braddon

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## Fabulous One Bedroom in Braddon

This lovely one bedroom unit is ready to be your new home. Located in the heart of Braddon with popular restaurants and bars on your doorstep and just a short stroll from the Central Business District. Leave the car at home and enjoy the easy access to everywhere with cycle paths, electric scooters and the light rail.

This apartment features generous open plan living, a modern corner kitchen with electric cooking and dishwasher. The bedroom is a good size with built-in robe. European laundry complete with a washing machine. Balcony has plenty of room, perfect for enjoying your morning coffee.

Features include:

- Great location
- Open plan living
- Spacious bedroom
- Dishwasher

No current EER

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

### FOR RENT

\$550 Per Week

### VIEW

By Appointment

### AGENTS

Jenna Cattanach  
0487 128 589

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### AGENCY

LJ Hooker Canberra City  
(02) 6249 7700

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

#### 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:

[https://www.justice.act.gov.au/\\_data/assets/pdf\\_file/0008/2443472/Renting-Book-May-2024.pdf](https://www.justice.act.gov.au/_data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf)

#### MORE DETAILS

Property ID	2EZWFKH
Property Type	Apartment
Including	Air Conditioning Balcony Dishwasher Built-in-Robes Secure Parking



#### Jenna Cattanach 0487 128 589

Property Investment Manager |  
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#### LJ Hooker Canberra City (02) 6249 7700

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