



301/51 Mort Street, Braddon

## Affordable City Living in Vibrant Braddon




This is the perfect blend of convenience and comfort in the heart of Braddon. Designed with first home buyers and couples in mind, this one bedroom gem offers an ideal urban lifestyle without breaking the bank. With a spacious 68 squared meter layout, you will have all the room you need to create your own cozy retreat right in the City.

Situated on Mort Street, this apartment places you just moments away from Braddon's bustling cafes, eclectic shops, and lively nightlife. Enjoy easy access to nearby parks and cultural attractions that make this suburb a local favorite. Whether you're looking to explore Canberra's vibrant art scene or enjoy a walk, you will find it all within reach.

This is an opportunity not to be missed for those seeking a foothold in one of Canberra's most dynamic suburbs. With its prime location and unbeatable price, this property won't last long. Act now to have your new home and start enjoying everything Braddon has to offer!

Features include:

- Located at IQ
- Floor to ceiling height glass

1  1  1 

**FOR RENT**  
\$550 Per Week

**VIEW**  
By Appointment

**AGENTS**  
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**AGENCY**  
LJ Hooker Canberra City  
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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**

- Ducted heating and cooling
- Facing toward garden area
- Various shop and restaurants
- City within walking distance
- Large balcony
- Wide spaces with accessibility in mind

No current EER

- This property is exempt from minimum energy standards.

#### 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   | 2FB9FHK  |
| Property Type | Apartment  |
| EER           | 6  |
| Including     | Air Conditioning<br>Ducted Cooling<br>Ducted Heating<br>Intercom<br>Balcony<br>Dishwasher<br>Built-in-Robes<br>Liveability |

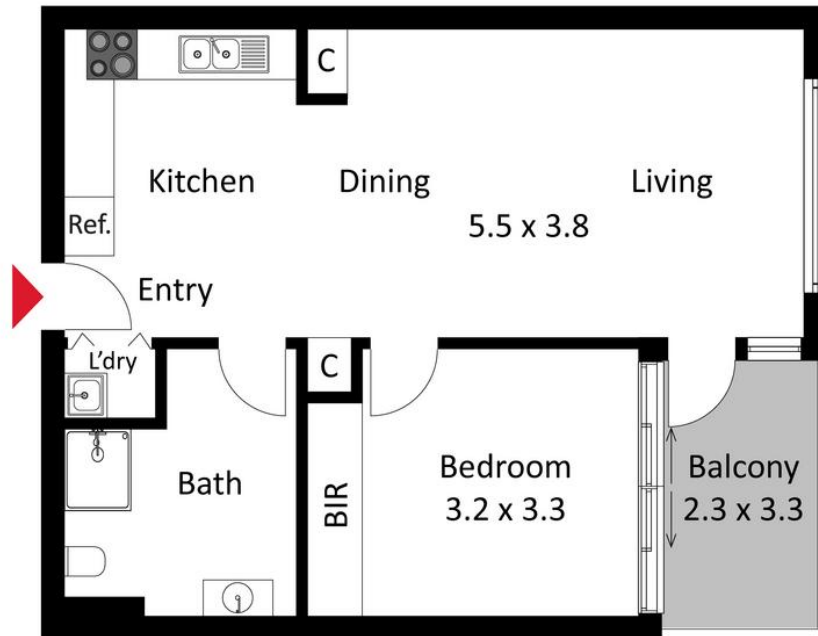
#### Khloe Zhang 0472 759 453

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#### LJ Hooker Canberra City (02) 6249 7700

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

Unit 30/51 Mort Street, Braddon