






309/27 Lonsdale Street, Braddon

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In The Heart of Braddon

This architecturally designed one bedroom apartment with study will be sure to impress anyone looking for a quality and unique inner City living life style. This quality apartment is situated on the third floor with a large east facing balcony over looking the popular Lonsdale Street.

There are quality fixtures and fittings throughout, including double glazed windows and doors, heat exchanged systems, stone benchtops and splash backs, timber oak floors throughout and high ceilings.

The kitchen comes complete with the finely carpentered joinery. With SMEG appliances including integrated refrigerator, dishwasher and induction cooktop. The living area is open plan and provides cross ventilation for summer cooling.

Features include:

- Secure lift access
 - Two outdoor areas
 - Ample storage throughout
 - Underground car space and storage
 - NBN ready
 - Modern bathroom with floor to ceiling tiles
- No current EER

FOR RENT

\$560 Per Week

VIEW

Sat 13th Jun @ 12:00PM - 12:15PM

AGENTS

Ashley Callander
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AGENCY

LJ Hooker Canberra City
(02) 6249 7700

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**

Located in the heart of the growing retail precinct on Lonsdale Street. Just a short walk to your choice of cafes and bars, or the Canberra Centre.

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

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

MORE DETAILS

| | |
|---------------|---|
| Property ID | 2FRRFHK |
| Property Type | Apartment |
| Including | Study Ducted Cooling Ducted Heating Intercom Balcony Dishwasher Floorboards Built-in-Robes |

Ashley Callander 0459 789 853

Property Investment Manager |
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