



## Braddon, 313/24 Girrahween Street

Fully furnished and equipped apartment close to tram!

### Lifestyle:

This stunning FULLY FURNISHED & EQUIPPED one bedroom apartment in the fashionable hive of Braddon is not to be missed. 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.

### Accommodation:

The apartment features an open plan kitchen with dishwasher, plenty of cupboard space and stone counter tops. The apartment has a European style laundry including a dryer and washing machine.

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### For Lease

Please Call

### View

[ljhooker.com.au/1DXH19F92](http://ljhooker.com.au/1DXH19F92)

### Contact

**Kirsty Middlebrook**

[kirsty.middlebrook@ljhdickson.com.au](mailto:kirsty.middlebrook@ljhdickson.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 Dickson**  
**(02) 6257 2111**

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

The apartment has secure entry and an underground allocated car space. The property has a central common area for BBQ's and entertaining.

Features:

- \*A short walk to Braddon's busy restaurants and cafes
- \*Fully furnished and equipped
- \*Reverse cycle air conditioner
- \*Single underground parking space
- \*Walking distance to Canberra City Centre or the light rail.

Facts:

Availability: 1st December 2023

Pets: Upon application

Lease Period: 6-12 Months

Parking: 1 car space

Cooking: Electric

Heating or Cooling: Reverse cycle system

EER: No current EER available

The property does not comply with the minimum ceiling insulation standard.

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.

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.

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

<b>Property ID</b>	IDXH19F92
<b>Property Type</b>	Apartment
<b>Including</b>	Intercom Balcony Dishwasher Built-in-Robes

### Kirsty Middlebrook

Senior Property Investment Manager |  
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### LJ Hooker Dickson (02) 6257 2111

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