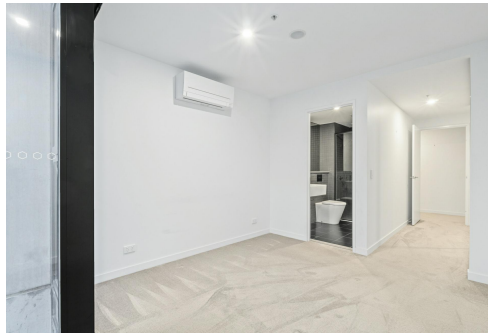




Braddon, 318/1 Elouera Street

Perfect Location

The luxurious two bedroom apartment, has open living and dining, with a balcony and full sized kitchen with electric stovetop and oven. This apartment has two good sized bedrooms with the main bedroom serviced by its own bathroom. Housed within a building with easily the best and most aesthetically pleasing amenities you will find in the city.

You also got a car space but really who needs a car when you can walk, scoot, or ride to everything you will ever need.

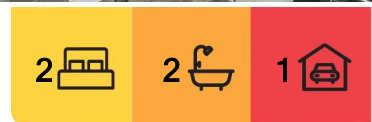
This beautiful complex includes a 25 metre indoor lap pool, sauna, private cabanas, beautiful gardens, private and public underground parking, gym facilities, fantastic lobby and bar.

Features include:

- Electric oven and stovetop



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
\$685 Per week

View
Tue 9th Jul @ 8:30AM - 8:45AM

Contact
Chenice Jordan
0474 772 081
chenice.jordan@ljhcanberracity.com.au

EER ★★★★★

LJ Hooker Canberra City
(02) 6249 7700

- Reverse cycle air conditioning in living area and main bedroom
- Double glazing throughout
- Short walk to Braddon Centre, a short stroll to the Canberra City
- Lift access to the apartment
- European laundry including dryer
- Car space located on Basement 2 with storage cage
- Common facilities including indoor heated pool, gym and sauna

No current EER

This 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



LJ Hooker Canberra City
(02) 6249 7700

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.

More About this Property

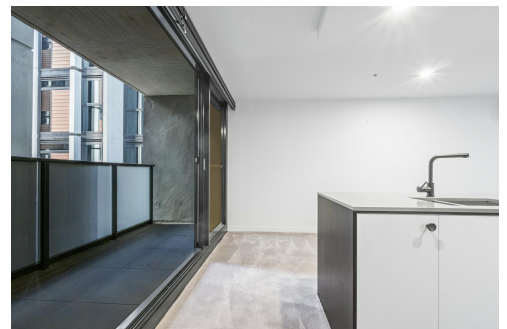
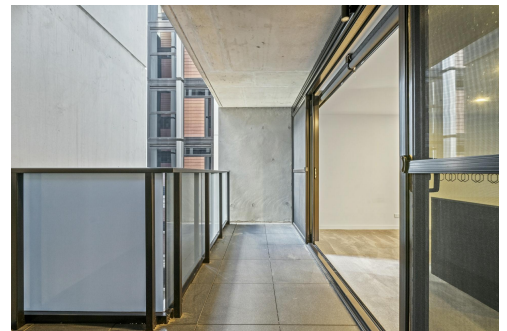
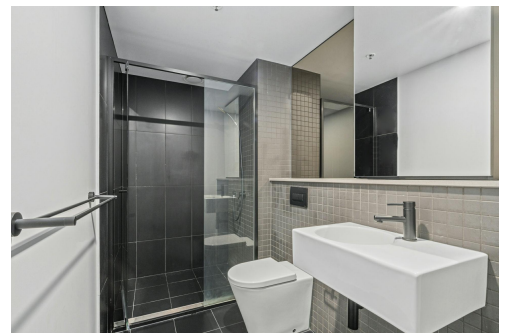
Property ID	2B8AFHK
Property Type	Apartment
Including	Balcony Dishwasher Built-in-Robes

Chenice Jordan 0474 772 081

Property Investment Manager | chenice.jordan@ljhcanberracity.com.au

LJ Hooker Canberra City (02) 6249 7700

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
canberracity.ljhooker.com.au | canberracity@ljhooker.com.au



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 Canberra City
(02) 6249 7700**