



Braddon, 323/55 Currong Street North

Your New Lifestyle Awaits At 'Dawn'

This one bedroom apartment is sure to impress offering you all that City and Braddon has to offer but situated on the City fringe; a tranquil setting and calm place to call home.

Situated to maximise tranquility and privacy with the apartment looking onto open area; you can truly make the most of your balcony space. The apartment enjoys an abundance of light through full height windows. Feel spoilt with light open plan living, a beautifully appointed kitchen forming a stunning space for time with friends.

You may also like to make the most of the wonderful roof top garden area, this will be a terrific spot to have a late afternoon drink or to book for those larger functions with family and friends taking in the beautiful Mt Ainslie views.

The location places you within easy walking distance to the City and Braddon shopping, eating and business precincts.



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
Please Call

View
ljhooker.com.au/2AYMFHK

Contact
Brian Wang
0419 897 354
brian.wang@ljhcanberracity.com.au

EER



LJ Hooker Canberra City
(02) 6249 7700

Features include:

- Timber flooring
- Full height double glazing throughout
- Kitchen with stone tops, quality appliances including dishwasher
- Stunning S-wave curtains to the living
- Bathrooms with full height tiling, quality fixtures and fittings
- European laundry is a real space saver
- Ducted Reverse cycle air conditioning
- Intercom entry to building
- Car space and storage in basement

No current EER

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

Suburb Snapshot

Braddon is a Canberran suburb located next to Civic. Gazetted in 1928, the suburb was initially established as a division and was the location of Canberra's first light industrial district. It was named after Sir Edward Nicholas Coventry Braddon, an Australian politician who was one of the authors of the Australian constitution.

Today, Braddon boasts a vibrant community that has evolved from a sleepy, semi-urban precinct where industrial companies and offices are headquartered to a coveted lifestyle district that knows no rest. Those in the know are aware that Braddon is top of mind when it comes to its gastronomic surprises and that Braddon residents themselves are spoilt for choice. From ethnic dishes to home-cooked fare, Braddon, Canberra restaurants surely have something for everyone.

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	2AYMFHK
Property Type	Apartment
Including	Air Conditioning Intercom Balcony Dishwasher Built-in-Robes

Brian Wang 0419 897 354
Property Investment Manager | brian.wang@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