







328/61 Cooyong Street, Braddon

Contemporary Living With Amazing City Views

Avalible NOW

Wanting an amazing two bedroom apartment with the bars, cafes and restaurants of lively Braddon nearby? Then this is perfect for you!

The development 'Sol' has only just settled, showcasing the brand new, sleek designed apartments that are now available! This opulent two bedroom apartment has so much potential for the perfect tenant. It has contemporary light wood floating timber floor boards that complement the gorgeous bright and stylish colour scheme throughout.

The brand new inclusions that this apartment contains, such as an integrated dishwasher, electric stove and ducted heating and cooling, allows you to live in luxury from the comfort of your home.

With the Canberra Centre located adjacent, you have readily available; grocery stores, clothing, homeware, gyms and some of Canberra's finest restaurants. Allowing you to shop till you drop with only a short walk back home just across the road.

2 2 2

FOR RENT
Please Call

AGENTS
Khloe Zhang
0472 759 453
khloe.zhang@ljhcanberracity.com.au

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

Features include:
- Electric induction stove top
- Integrated dishwasher
- Floating timber floorboards
- Stylish finishing's and fixtures
- Balcony with City views
- Underground parking
- Double glazed windows
- Amazing roof top communal areas
- Dryer included

No current EER

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

This property is awaiting an insulation information from the Owners Corporation.

This property features an embedded network for internet NBN Opticom as well as hot water and electricity, with tenants required to connect to Energy locals.

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

EER ★★★★★★

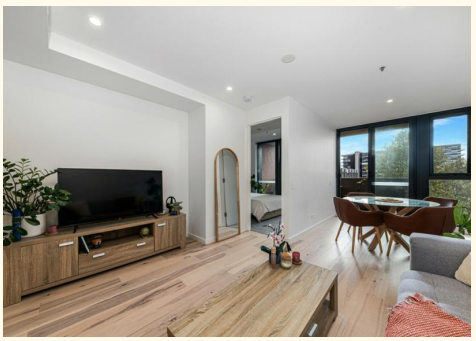
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MORE DETAILS

Property ID	2FCJFHK
Property Type	Apartment
Including	Air Conditioning
	Dishwasher
	Built-in-Robes











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