



Leased



40/63 Ainslie Avenue, Braddon

Bright, Modern & Perfectly Located




This stylish apartment, delivers the perfect blend of modern comfort and unbeatable convenience.

The apartment is laid out with living in mind with separate dining and living areas, separated by a kitchen with plenty of bench space and storage. The kitchen is fully equipped with an induction cook top, and in-built dishwasher.

Located in the heart of Braddon, with your choice of many restaurants, bars or cafes.

Features include:

- Electric stove top.
- Dishwasher.
- Balcony.
- Unfurnished.
- Spacious living area.
- Ceiling fan.
- Intercom.
- Ducted heating and cooling.
- Double Glazed windows.

1  1  1 

FOR RENT

Please Call

AGENTS

Chloe Yates

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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**

No current EER.

No Embedded Network.

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

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

Suburb Snapshot

The suburb of Braddon 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	2FRAFHK
Property Type	Apartment
EER	5.5
Including	Air Conditioning Intercom Balcony Dishwasher Built-in-Robes

Chloe Yates 0474 772 081

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