

## Braddon, 402/24 Girrahween Street

Located In The Center of Braddon!

Evoque presents an opportunity for modern living near the ever thriving Braddon precinct. This sophisticated one bedroom apartment has been designed with modern living in mind. The location is hard to beat with bars, cafes and restaurants nearby and only a stroll away to the Canberra City and public transport.

Features include:

- North Facing with park views
- Spacious balcony, great for entertaining
- Reverse cycle air conditioning
- Bosch appliances
- Full height bathroom tiling
- Dryer included
- Lift access
- Basement parking and storage



**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.

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**For Lease**  
Please Call

**View**  
[ljhooker.com.au/2CHXFHK](http://ljhooker.com.au/2CHXFHK)

**Contact**  
**Grace Bowman**  
0472 759 453  
[grace.bowman@ljhcanberracity.com.au](mailto:grace.bowman@ljhcanberracity.com.au)

**LJ Hooker Canberra City**  
**(02) 6249 7700**

No current EER

This property complies with the minimum ceiling insulation standard.

This property is awaiting an insulation information from the Owners Corporation

This property does not have an imbedded network.

#### 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](https://www.justice.act.gov.au/_data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf)

## More About this Property

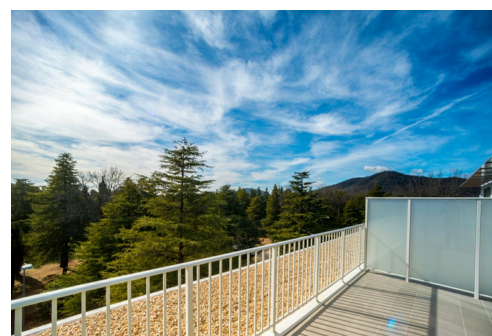
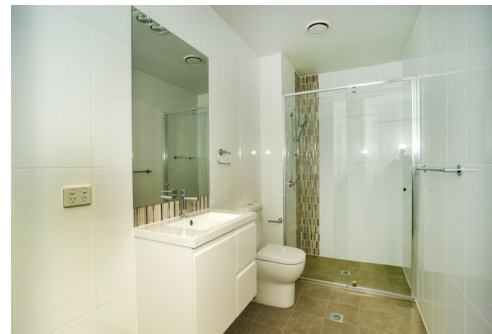
Property ID	2CHXFHK
Property Type	Apartment
EER	7
Including	Air Conditioning Balcony

#### Grace Bowman 0472 759 453

Property Investment Manager - NSW & ACT Licensed Agent |  
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