

## Braddon, 405/102 Northbourne Avenue

### One Bedroom Plus Study Unit

#### Lifestyle:

This stylish and spacious one bedroom plus study unit is close to everything you could want. Located only minutes' walk from numerous cafes, restaurants, Canberra Centre shops and government agencies, getting anywhere will be a breeze and you can easily leave the car at home.

#### Accommodation:

Located in the stunning and sought after IQ complex, this one bedroom plus study unit is perfect for a single professional or couple. The immaculate kitchen comes equipped with an induction cook top, electric oven, microwave and dishwasher.

The spacious combined living/dining area lets in plenty of natural light and



**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.

**LEASED**

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#### For Lease

Please Call

#### View

[ljhooker.com.au/1DXHFFF92](http://ljhooker.com.au/1DXHFFF92)

#### Contact

**Hazel Huang**

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EER ★★★★★

**LJ Hooker Dickson**  
**(02) 6257 2111**

warmth. The generous sized bedroom offers a built in robe and access to the large balcony which offers ample room to entertain and views of Black Mountain Tower, while the study also has a built in robe to ensure you have plenty of storage space.

The bathroom is quite modern and there is a separate European laundry which includes a dryer. The unit has fibre to the apartment internet connection and an intercom/security system that includes an energy monitoring system. This home is comfortable all year round with ducted heating/cooling and double glazing.

#### Facts

Availability: 22/02/2024

Lease Period: 12 Months

Parking: 1x secure garage space + storage area

Cooking: Induction cooktop and electric oven

Heating or Cooling: Ducted Reverse Cycle

EER: 6.0

Minimum Standards Ceiling Insulation: The property comply with the minimum ceiling insulation standard.

#### WISH TO INSPECT?

1. Click on the "BOOK INSPECTION" button (available on our website)
2. Register to join an existing inspection
3. If no time offered, please register so we can contact you once time is arranged
4. If you do not register, we cannot notify you of any time changes, cancellations or further inspection times

#### Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER DICKSON 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.

Please note: The images provided are general in nature and may not specifically reflect the unit number advertised. The finishes, fixtures and fittings remain consistent across the complex however layouts may vary. Please get in touch with us to confirm any specifics in question.

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.



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## More About this Property

<b>Property ID</b>	IDXHFFF92
<b>Property Type</b>	Apartment
<b>Including</b>	Study Intercom Balcony Dishwasher Built-in-Robes

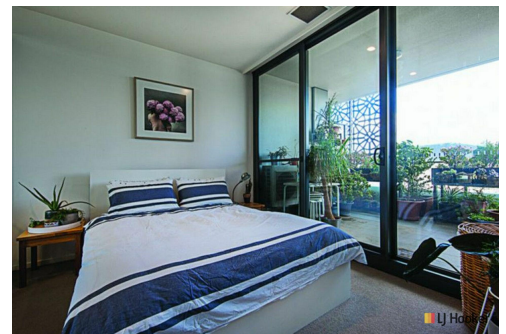
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