

Braddon, 407/104 Northbourne Avenue

Heart Of Braddon

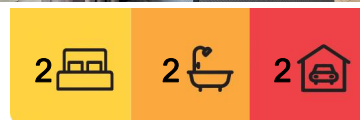
The IQ Smart Apartments are a well sought out development in the heart of Braddon. This two bedroom plus study apartment offers professional living at its finest. Within walking distance to the thriving Canberra Centre, Lonsdale Street precinct and with the added convenience of the light rail on your doorstep, this well cared for apartment has so much to offer.

Features include:

- Two bedrooms with built-in robes
- Separate study
- Stylish kitchen with modern appliances including a built-in microwave
- Open plan living/dining
- Stone countertops
- Real time LED energy monitoring system
- Ducted reverse cycle heating and cooling



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/2BXTFHK

Contact
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EER



LJ Hooker Canberra City
(02) 6249 7700

- European laundry with washing machine and dryer
 - Building access with video intercom
 - Transport right at your doorstep
 - Partially furnished with, fridge, couch, washing machine, and wall mounted television
- No current EER

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

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



More About this Property

Property ID	2BXTFHK
Property Type	Apartment
Including	Study Air Conditioning Intercom Balcony Dishwasher Built-in-Robes

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