



## Braddon, 408/42 Mort Street

Located in the Heart of Braddon

M42 is ideally located in the heart of Canberra's most iconic suburb —Braddon. Within walking distance to the City, Canberra Centre, Australian National University and New Action, residents at M42 can forget about the commute and enjoy their vibrant Braddon lifestyle. Experience the best cafes, exceptional restaurants and established leafy green trees all at your doorstep.

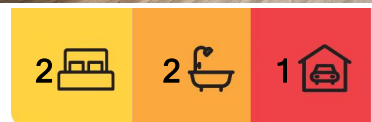
Set to meet all lifestyle expectations, M42 will satisfy residents who are looking for a desirable property in the cosmopolitan suburb of Braddon.

Features includes:

- Open terrace on top floor for residents only
- LED downlights throughout
- Individual multi-split system
- Double glazing to windows and sliding doors



**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/2BWUFHK](https://ljhooker.com.au/2BWUFHK)

**Contact**  
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**EER** ★★★★★

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

- Smeg oven, cooktop and rangehood
  - Fisher & Paykel dishwasher
  - Basement parking
- No current EER

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

This property has an embedded network.

This property is awaiting an insulation information from the Owners Corporation

#### 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)



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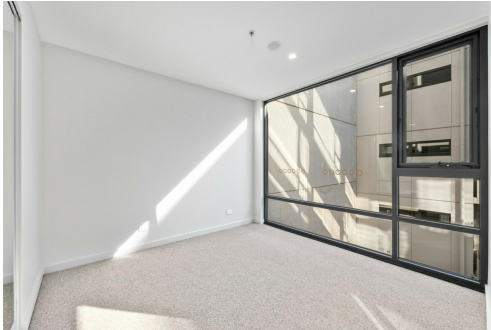
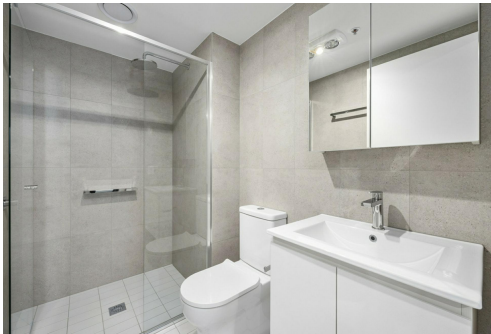
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# More About this Property

|               |                                                                            |
|---------------|----------------------------------------------------------------------------|
| Property ID   | 2BWUFHK                                                                    |
| Property Type | Apartment                                                                  |
| Including     | Air Conditioning<br>Balcony<br>Dishwasher<br>Floorboards<br>Built-in-Robes |

**Jenna Cattanach 0487 128 589**  
Property Investment Manager | [jenna.cattanach@ljhcanberracity.com.au](mailto:jenna.cattanach@ljhcanberracity.com.au)

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