



## Braddon, 417/74 Northbourne Avenue

### Spacious Urban Living in Braddon

AMAZING VALUE \*\* FRESHLY PAINTED \*\* NEW BLINDS

Nestled right on the edge of the City, this stylish apartment places you at the heart of Canberra's vibrant Inner North. With the light rail at your doorstep, incredible dining and shopping just moments away, and the flexibility to invest or make it your own, this is more than just a home - it's a lifestyle.

What we see:

A place that brings convenience, comfort, and connection together.

Features include:

- Freshly painted, light-filled 1-bedroom apartment in the heart of Braddon
- Part of the sought-after James Court development with significant amenities which have just been refurbished.



**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**  
\$520 Per Week

**View**  
Fri 20th Jun @ 9:00AM - 9:15AM

**Contact**  
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**EER** ★★★★★★

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

- Currently under the Adina Hotel scheme, offering a secure investment opportunity
- Open-plan living area designed for comfort and relaxation
- Well-appointed kitchen with ample storage, generous bench space, and a dishwasher
- Private balcony with access from both the living space and bedroom
- Spacious bedroom with built-in robe
- Bathroom with bathtub
- Reverse cycle heating and cooling in both the living area and bedroom
- NBN connection for fast, reliable internet
- Floor-to-ceiling windows ensuring you take advantage of the lovely views
- Brand new window furnishings offering both natural sunlight and privacy
- Premium complex with a mix of owner-occupiers, private rentals, and Adina apartments
- Basement parking with lift access
- Bike storage within the basement for added convenience
- Resort-style amenities including a pool, gym, barbeque area, and sauna
- 24-hour reception, perfect for collecting mail, parcels, and extra peace of mind

No Current EER

No Embedded 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)



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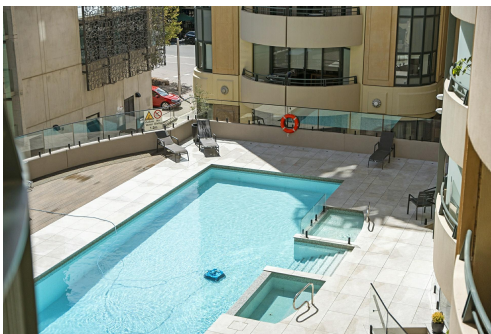
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# More About this Property

Property ID	2DFDFHK
Property Type	Apartment
EER	6
Including	Pool Balcony Dishwasher Built-in-Robes

**Sim Kaur 0474 772 081**  
Property Investment Manager | [sim.kaur@ljhcanberracity.com.au](mailto:sim.kaur@ljhcanberracity.com.au)

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