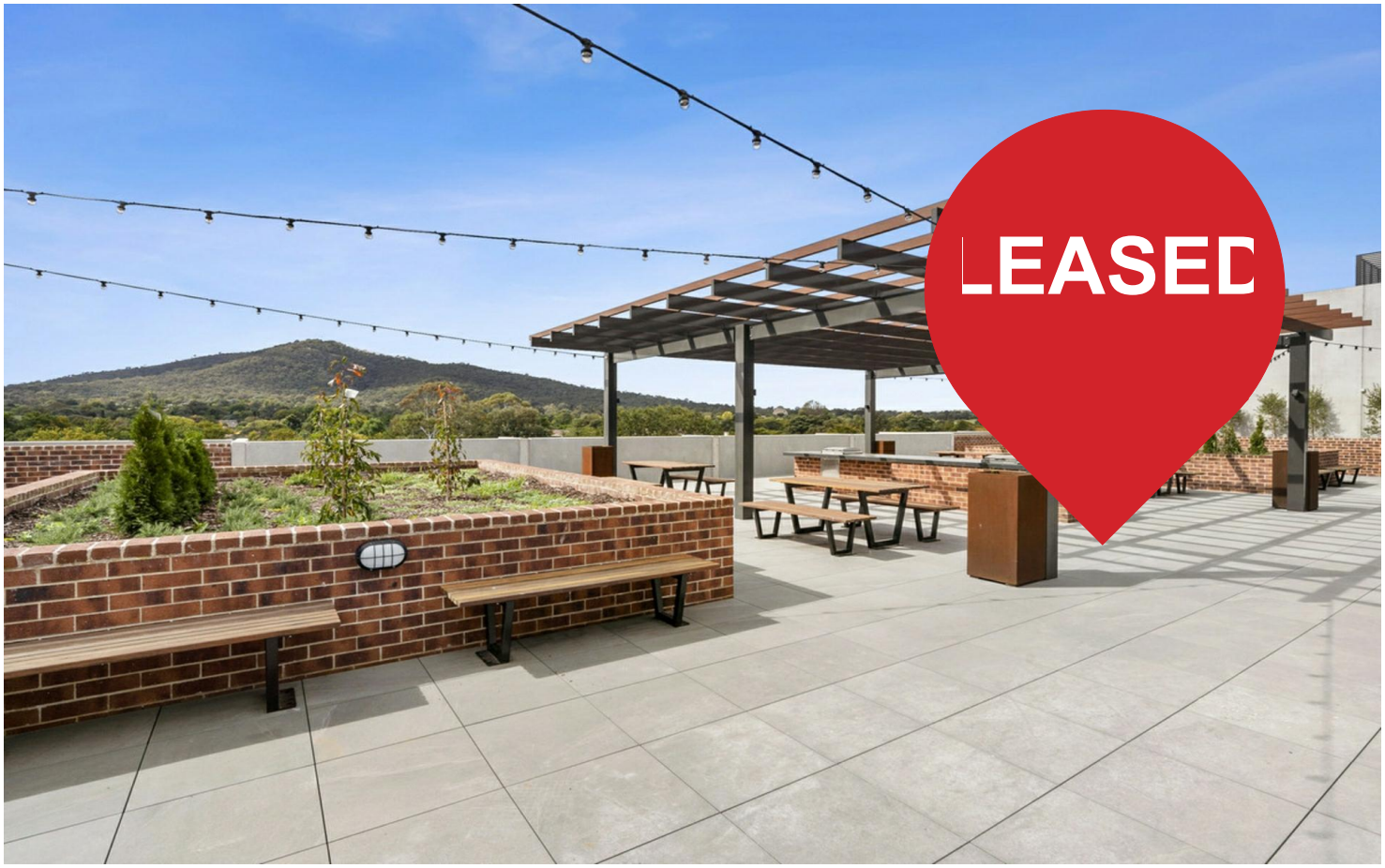
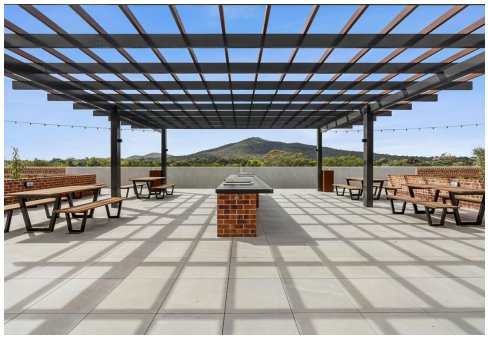








Braddon, 427/61 Cooyong Street

Contemporary Living With Amazing City Views

2 | 2 | 2

For Lease
Please Call

View
ljhooker.com.au/2CZ9FHK

Contact
Grace Bowman
(02) 6249 7700
grace.bowman@ljhcanberracity.com.au

Wanting an amazing two bedroom apartment with the bars, cafes and restaurants of lively Braddon only a short distance away? Then this is perfect for you!

This opulent two bedroom apartment has so much potential for the perfect tenant. It has contemporary light wood floating timber floor boards that complement the gorgeous bright and stylish colour scheme throughout.

The inclusions that this apartment contains, such as; an integrated dishwasher, electric stove and ducted heating and cooling, allows you to live in luxury from the comfort of your home.

With the Canberra Centre located adjacent, you have readily available; grocery stores, clothing, homeware, gyms and some of Canberra's finest restaurants. Allowing you to shop till you drop with only a short walk back home just across the road.

EER ★★★★★★

LJ Hooker Canberra City
(02) 6249 7700

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.

Features include:
- Electric induction stove top
- Integrated dishwasher
- Floating timber floorboards
- Stylish finishings and fixtures
- Balcony with City views
- Underground parking
- Double glazed windows
- Amazing roof top communal areas
- Dryer included
No current EER

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

This property is awaiting an insulation information from the Owners Corporation.

This property features an embedded network for internet NBN Opticom as well as hot water and electricity, with tenants required to connect to Energy locals.

Suburb Snapshot
Braddon is a Canberran suburb located next to Civic. Gazetted in 1928, the suburb was initially established as a division and was the location of Canberra's first light industrial district. It was named after Sir Edward Nicholas Coventry Braddon, an Australian politician who was one of the authors of the Australian constitution.

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	2CZ9FHK
Property Type	Apartment
Including	Ducted Cooling Ducted Heating Balcony Dishwasher Floorboards

Grace Bowman (02) 6249 7700
Senior Property Investment Manager | grace.bowman@ljhcanberracity.com.au

LJ Hooker Canberra City (02) 6249 7700
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