

## Braddon, 509/32 Mort Street

Welcome to Yamaroshi!

Located in the heart of Braddon, providing a fresh perspective on low maintenance and high quality living, 'Yamaroshi' is an apartment you should prioritise for an in person inspection.

This beautiful apartment positioned on the fourth floor, offers you open plan living and high-end finishes. The modern, contemporary look is very current with custom joinery, hybrid timber flooring, sophisticated kitchen fittings and finishes. You will settle into your new Inner City lifestyle very quickly!

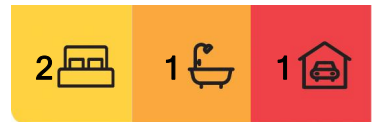
Stroll to the City, or just pop out your front door to coffee, cafes and restaurants within a block or two. The light rail is just a block away, bringing you convenient travel to Dickson or onto Gungahlin.

Features include:



**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/2BS5FHK](http://ljhooker.com.au/2BS5FHK)

**Contact**  
**Ashleigh Ford**  
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[accounts.canberracity@ljhooker.com.au](mailto:accounts.canberracity@ljhooker.com.au)

**EER** ★★★★★

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

- Stone work tops
  - Quality electric appliances: induction cooktop, integrated fridge and dishwasher
  - Beautiful hybrid timber floors
  - Double glazing throughout
  - Ducted reverse cycle air conditioning
  - Intercom
  - Basement parking
- 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](https://www.justice.act.gov.au/_data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf)

## More About this Property

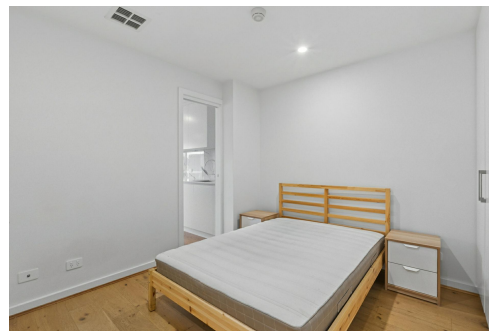
<b>Property ID</b>	2BS5FHK
<b>Property Type</b>	Apartment
<b>Including</b>	Air Conditioning Intercom

#### Ashleigh Ford 0459 789 853

Accounts Assistant | [accounts.canberracity@ljhooker.com.au](mailto:accounts.canberracity@ljhooker.com.au)

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