

## Braddon, 521/74 Northbourne Avenue

Walk to work!

This very neat & tidy one bedroom apartment has a popular spacious open plan design with little wasted space. The kitchen is well equipped with stone bench tops & terrific northerly aspect. Furnished throughout.

Double glazed windows, generous living area, pool, gym, sauna in the building add to the appeal of excellent inner-City opportunity,

Features include:

- 56m<sup>2</sup> living
- Fully furnished
- In the heart of the city
- Walking distance to ANU
- Lift access from single basement car space
- Access to the complex Gymnasium and Pool



**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/2DD3FHK](http://ljhooker.com.au/2DD3FHK)

**Contact**  
**Sim Kaur**  
0474 772 081  
[sim.kaur@ljhcanberracity.com.au](mailto:sim.kaur@ljhcanberracity.com.au)

**EER** ★★★★★★

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

- Bedroom includes built-in robes and balcony access  
No current EER

### 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

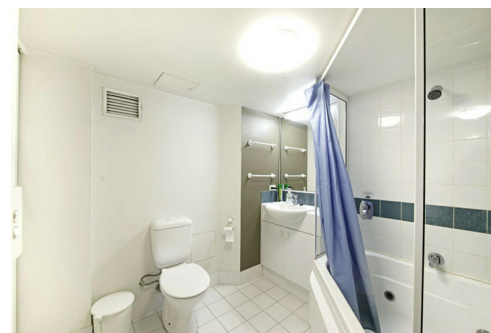
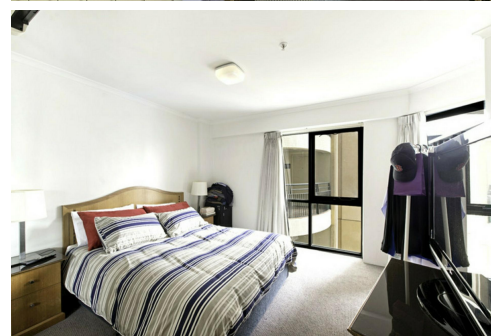
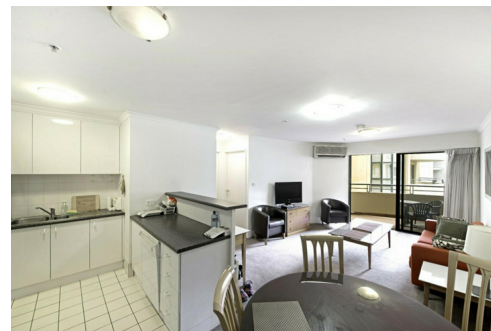
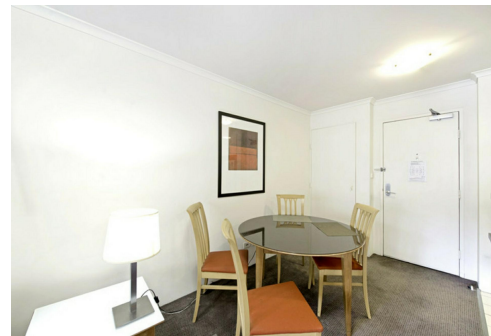
<b>Property ID</b>	2DD3FHK
<b>Property Type</b>	Apartment
<b>EER</b>	6
<b>Including</b>	Air Conditioning Pool Balcony Dishwasher

**Sim Kaur 0474 772 081**

Property Investment Manager | [sim.kaur@ljhcanberracity.com.au](mailto:sim.kaur@ljhcanberracity.com.au)

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

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