






527/45 Ainslie Avenue, Braddon

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## Modern Luxury In The Heart Of Braddon

Located in the highly sought-after The Mark building, this apartment places you within walking distance of everything the city has to offer, with Canberra Centre just moments away. Enjoy the convenience of nearby retail shops, restaurants, medical services, and the Dendy Cinema all right at your doorstep.

This stylish one-bedroom apartment features modern finishes throughout, including a spacious, light-filled bedroom with built-in wardrobe. The open-plan living area is complemented by a well-appointed kitchen complete with quality SMEG electric appliances.

Residents of Founders Lane also have access to a communal rooftop garden with barbecue facilities, ideal for relaxing or entertaining during the warmer months.

Perfectly positioned in the heart of the city, this apartment offers easy access to government departments, Parliament House, schools, the Australian War Memorial, ANU, and more. Experience the vibrant city lifestyle combined with a strong sense of community and convenience.

**FOR RENT**  
\$560 Per Week

**VIEW**  
By Appointment

**AGENTS**  
Tahlie Walker  
0401 566 223  
tahlie.walker@ljhcanberracity.com.au

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

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.

 **LJ Hooker**

Features include:

- City location
- Modern open plan living
- Ducted reverse cycle heating and cooling
- Enclosed balcony
- Electric SMEG Appliances
- Induction cooking
- Dishwasher and Dryer
- Double glazed windows
- Roof top terrace gardens
- Underground parking
- Basement storage
- Lift access

No current EER

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

This property has an embedded network for electricity and internet connections.

#### 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)

EER ★★★★★

## MORE DETAILS

Property ID 2FW7FHK  
Property Type Apartment  
Including Ducted Cooling  
Ducted Heating  
Intercom  
Balcony  
Dishwasher  
Floorboards  
Built-in-Robes

**Tahlie Walker 0401 566 223**

Property Investment Manager | [tahlie.walker@ljhcanberracity.com.au](mailto:tahlie.walker@ljhcanberracity.com.au)

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

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