

## Braddon, 617/45 Ainslie Avenue

Modern Luxury in the Heart of Braddon

Make Founders Lane your home! Located in the highly sought after 'The Mark' building you are walking distance to everything you need! With the Canberra Centre a literal stones throw away with its high end and must have retail stores, restaurants, medical professionals, cinema and so much more! The restaurant hub of Braddon is a short stroll from your front door.

This beautiful one bedroom apartment built in 2019 comes with amazing modern inclusions that are bound to impress! Spacious light filled bedroom with good sized built-in wardrobe. Modern open plan living and a well appointed kitchen with high end electric SMEG appliances.

Founders Lane also features a communal rooftop garden with barbecue facilities, perfect for summer entertaining.



**For Lease**  
Please Call

**View**  
[ljhooker.com.au/2CWCFHK](http://ljhooker.com.au/2CWCFHK)

**Contact**  
**Grace Bowman**  
(02) 6249 7700  
[grace.bowman@ljhcanberracity.com.au](mailto:grace.bowman@ljhcanberracity.com.au)



**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.

EER ★★★★★

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

This central location will appeal to everyone looking at living in the heart of a thriving city with easy commuting access to Government Departments, Parliament House, Schools, War Memorial, Australian National University and more! A unique City vibe with close community and amenity.

Features include:

- City location and Mt Ainslie views
- Modern open plan living
- Ducted reverse cycle heating and cooling
- Enclosed winter garden
- Electric SMEG Appliances
- Comes with 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 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

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)



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

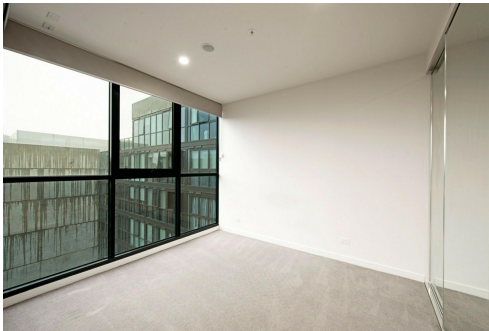
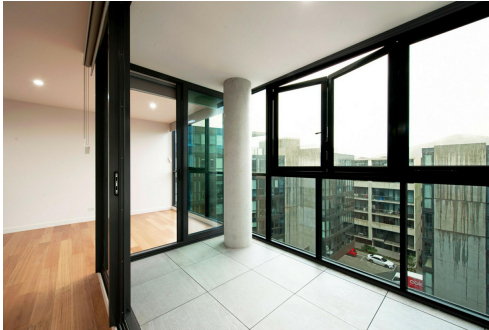
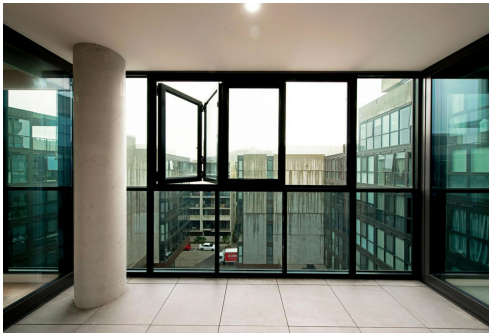
**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

# More About this Property

Property ID	2CWCFHK
Property Type	Apartment
Including	Air Conditioning Ducted Cooling Ducted Heating Intercom Balcony Dishwasher Floorboards Built-in-Robes Remote Garage

**Grace Bowman (02) 6249 7700**  
Senior Property Investment Manager | [grace.bowman@ljhcanberracity.com.au](mailto:grace.bowman@ljhcanberracity.com.au)

**LJ Hooker Canberra City (02) 6249 7700**  
1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601  
[canberracity.ljhooker.com.au](mailto:canberracity.ljhooker.com.au) | [canberracity@ljhooker.com.au](mailto:canberracity@ljhooker.com.au)



**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.

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