

## Braddon, 624/1 Elouera Street

### Urban Oasis in Braddon

This light filled two bedroom apartment is located just moments away from the heart of the Central Business District, and delivering an unprecedented mix of location, design, and amenity.

Modern kitchen with dishwasher, open plan living area, balcony, heating and cooling. Perfect for summer entertaining.

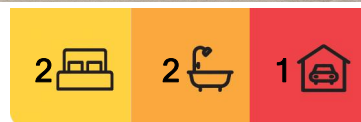
Located directly adjacent to the Elouera Street light rail stop and only a brisk walk to Lonsdale Street cafes, bars and restaurants or a moment away to the Canberra Central Business District, Midnight is the only place to call home.

Features include:

- SMEG appliances and quantum quartz stone benchtops
- European laundry with Euromaid dryer and sink with cabinetry



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

**Contact**  
**Selena Wang**  
0433 893 510  
[selena.wang@ljhcanberracity.com.au](mailto:selena.wang@ljhcanberracity.com.au)

**EER** ★★★★★

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

- Single car space and storage cage in basement
  - Double glazed windows and sliding doors with flyscreens
  - LED lighting
  - Reverse cycle air conditioning unit to living area
  - Private cabanas and outdoor kitchen facilities overlooking 25metre lap pool with cascading waterfall into reflection ponds
  - Gym with state-of-the-art equipment and change room facilities
  - Extensive private and public underground parking
- 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.

#### 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)



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## More About this Property

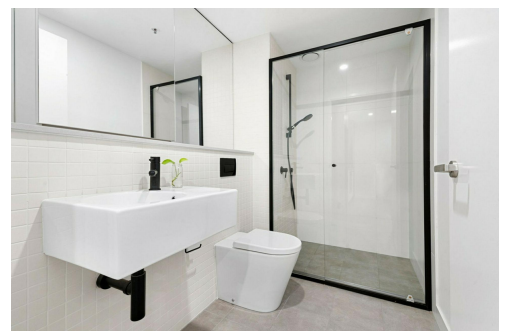
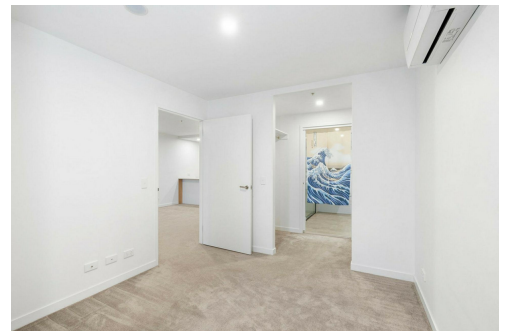
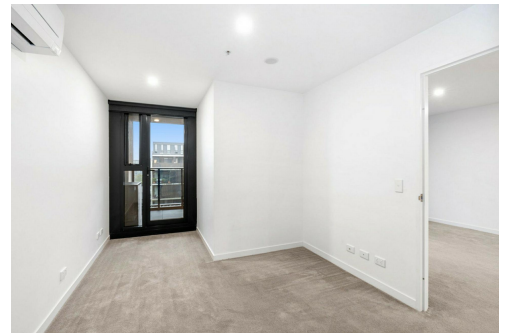
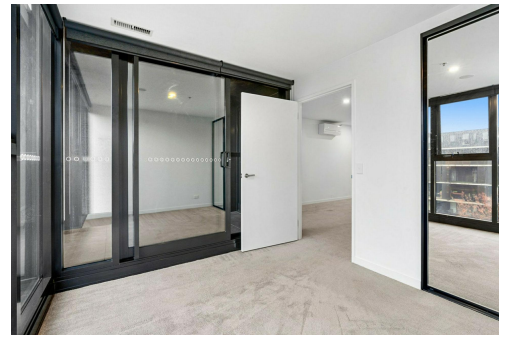
Property ID	2CBZFHK
Property Type	Apartment
Including	Air Conditioning Intercom Balcony Dishwasher Built-in-Robes

**Selena Wang 0433 893 510**

Property Investment Manager | [selena.wang@ljhcanberracity.com.au](mailto:selena.wang@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)



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