

## Braddon, 311/24 Lonsdale Street

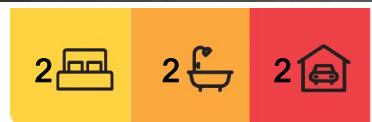
Modern Living in the Heart of Braddon

This 2-bedroom apartment with stunning city views located in the heart of Braddon.

Live just moments from the heart of Braddon's numerous cafes, restaurants, bars & leisure opportunities at your doorstep.

Offering all the benefits of urban living at your doorstep, the property offers contemporary living with a large floor plan boasting plenty of natural light. The modern kitchen offers state of the art stainless steel appliances including dishwasher.

The 2 spacious bedrooms feature built in robes, with the main including its own stunning ensuite and walk in robe. The property also includes a separate laundry with clothes dryer. You will also find the property offers ducted reverse-cycle air conditioning for year-round comfort as well as a separate study area, 2 restricted access car spaces with a separate storage cage.



**For Lease**  
\$720 p/w

**View**  
By Appointment

**Contact**  
**Judy Arnott**  
judy.arnott@ljhdickson.com.au  
**Antone Smith**  
Antone.smith@ljhdickson.com.au

**EER** ★★★★★

**LJ Hooker Dickson**  
(02) 6257 2111



**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.

Features include:

- Inviting open plan living
- Master bedroom with ensuite and walk in robe
- 1 bedroom with built in robe
- High ceilings, full height windows with city views
- Intercom access
- Separate study
- Sophisticated bathroom & ensuite
- Ducted reverse-cycle air conditioning
- Separate laundry with clothes dryer
- 2 restricted access car spaces with a storage cage

Facts:

Availability: 04/11/2024

Lease Period: 12 months plus

Parking: 2 secure car spaces

Cooking: Electric

Heating: Ducted reverse cycle heating & cooling

EER: Not available

The property does not comply with the minimum ceiling insulation standard.

#### WISH TO REGISTER YOUR INTEREST?

1. Click on book inspection button
2. Complete your details
3. Answer the pre-qualifying questions
4. We'll get in touch!

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER DICKSON does not accept responsibility and disclaim all liabilities regarding 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

Due to COVID-19 our general processes have changed. We ask that you please submit your application online for the property through 2Apply, ensuring you have 100 points of ID and proof of income. All applicants will continue to be updated as applications are processed. If you have any questions, please contact the listing agent directly.



**LJ Hooker Dickson**  
**(02) 6257 2111**

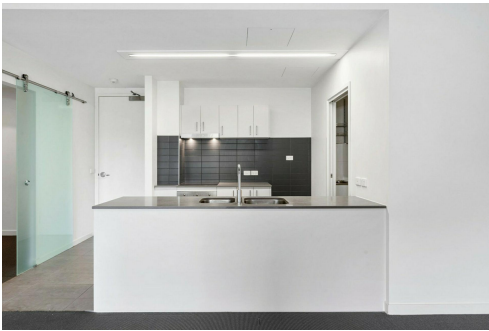
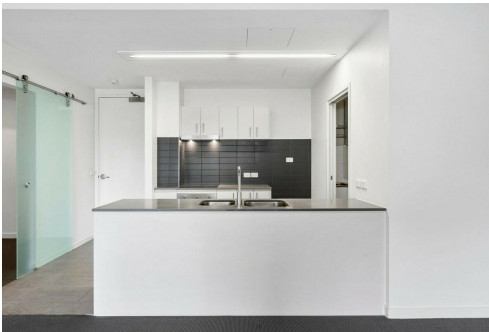
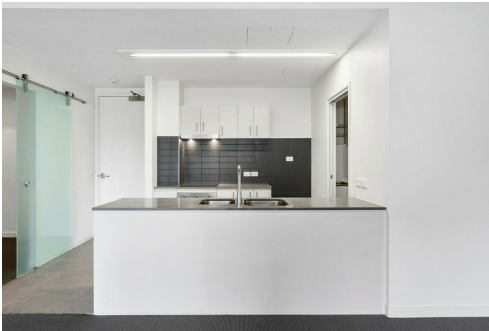
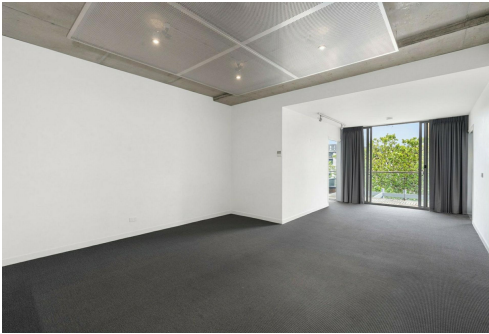
**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

# More About this Property

Property ID	1HKM3KF92
Property Type	House

**Judy Arnott**  
Property Investment Manager | judy.arnott@ljhdickson.com.au  
**Antone Smith**  
Business Development Manager | Antone.smith@ljhdickson.com.au

**LJ Hooker Dickson (02) 6257 2111**  
36 Woolley Street, DICKSON ACT 2602  
dickson.ljhooker.com.au | info@ljhdickson.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 Dickson**  
**(02) 6257 2111**