

Braddon, 313/24 Girrahween Street

Fully furnished and equipped apartment!

Lifestyle:

This stunning FULLY FURNISHED & EQUIPPED one bedroom apartment in the fashionable hive of Braddon is not to be missed. Your home away from home or your primary residence this apartment is perfect for a busy lifestyle or someone who wants to be a part of the action with convenience and style.

Accommodation:

The apartment features an open plan kitchen with dishwasher, plenty of cupboard space and stone benchtops. The apartment has a European style laundry including a dryer and washing machine.

The open plan living room has reverse cycle air conditioning and sliding doors that lead to a balcony perfect for entertaining! The apartment has stunning views of Black Mountain and its central Braddon location means everything is at your fingertips.



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/1HKMD3F92

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EER



LJ Hooker Dickson
(02) 6257 2111

The apartment has an underground allocated car space with a storage cage and the complex has a central common area for BBQ's and entertaining.

Features:

- A short walk to Braddon's busy restaurants and cafes
- Fully furnished and equipped
- Reverse cycle air conditioning
- Single underground parking space
- Walking distance to Canberra City Centre or the light rail.

Please note there is no NBN available at this complex.

Facts:

Availability: 12th March 2025

Lease Period: 6-12 Months

Parking: 1 car space

Cooking: Electric

Heating or Cooling: Reverse cycle system

Centralised gas hot water system to the complex

EER: No current EER available

Adaptable housing and minimum standards: The property is exempt from the minimum ceiling insulation standard.

Embedded networks: This property has to use iiNet for internet connection (ie. no NBN available)

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.act.gov.au/_data/assets/pdf_file/0006/2608620/The-Renting-Book-January-2025.pdf

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 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.

WISH TO INSPECT?

1. Click on the "BOOK INSPECTION" button available on our website
2. Register to join an existing inspection
3. If no time offered, please register so we can contact you once time is arranged
4. If you do not register, we cannot notify you of any time changes, cancellations or further



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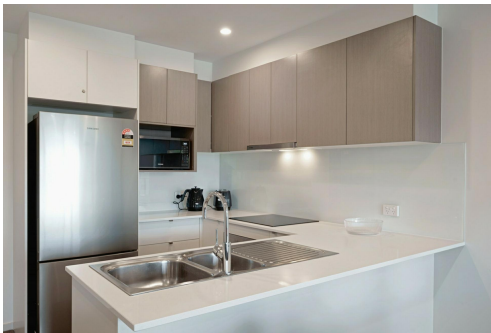
inspection times.

More About this Property

Property ID	1HKMD3F92
Property Type	House
Including	Air Conditioning Intercom Balcony Dishwasher Built-in-Robes Embedded iinet network

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