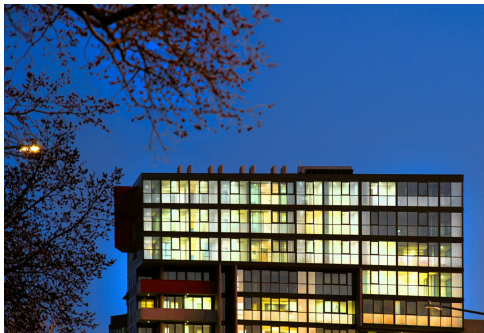




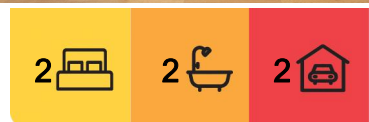
Braddon, 712/45 Ainslie Avenue

2 Bedroom Apartment With City Views

Welcome to Founders Lane. Be the first to enjoy living in this 2 bedroom apartment with the City on your doorstep.

On level 7, the apartment has quality finishes throughout, including timber floors, double glazing for comfort and noise control, blinds, ducted reverse cycle heating and cooling and more.

- Open plan living and dining that opens to the Winter balcony, offering views over the City towards Black Mountain, perfect for year round use.
- Kitchen features SMEG appliances with induction cooking and dishwasher and good bench space.
- Main bedroom has a walk through robe and ensuite with bath, the second bedroom has built in robes, the Euro laundry is separate from the main bathroom.
- Two car spaces plus a storage cage with restricted access and lift access from car spaces to the unit.



For Lease
Please Call

View
ljhooker.com.au/34CAGCY

Contact
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EER ★★★★★

LJ Hooker Gungahlin
(02) 6213 3999



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.

- Within the complex there is access to the common rooftop garden.

With the Canberra Centre across the road and the restaurants and nightlife of Braddon around the corner, enjoy the cosmopolitan lifestyle of CBD living.

This property complies with the minimum ceiling insulation standards

Disclaimer: EER: Unless an EER is stated, there is no current EER available

PETS: please be aware that at all stages of tenancy this property requires consent to be sought in writing for the keeping of any pets at the premises. Consent must be provided in writing before any pets are at the premises.

TO ARRANGE AN INSPECTION PLEASE:

1. Click on book inspection button
2. Complete your details
3. Answer pre-qualifying questions
4. Register for a time

NOTE: IF you do not register you will not be notified of cancellations or changes to the inspection. If no-one has registered for the inspection, the inspection will not go ahead. Alternatively call the office on 6213 3999 to book an appointment.

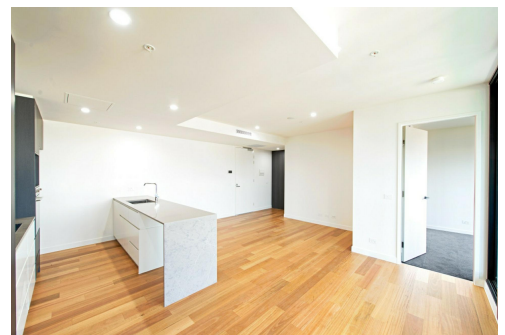
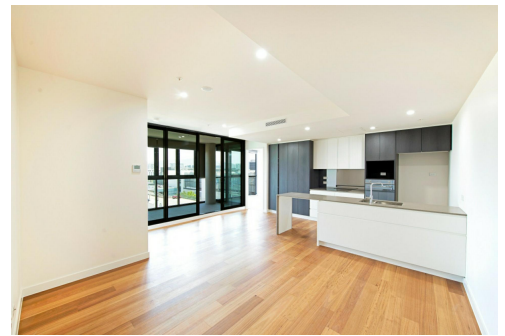
While all care has been taken in compiling information regarding properties marketed for rent, we accept no responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate information provided.

More About this Property

Property ID	34CAGCY
Property Type	House

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