

5/20 Ijong Street, Braddon

## One Bedroom Loft Style Apartment

This modern, private one bedroom apartment situated in the Cammeray Complex along the pleasant, leafy Ijong Street is a comfortable home away from home.

The apartment includes a modern kitchen with appliances, a spacious lounge and dining area. Internal laundry, split system heating and cooling, private and comfortable courtyard, one underground car space and also the convenience of the City and shops nearby.




Features include:

- Reverse cycle air conditioning to both levels
- Courtyard great for entertaining with a low maintenance garden
- Car space with storage cage
- Dishwasher
- Built-in wardrobes
- Storage cage

No current EER

This property complies with the minimum ceiling insulation standard.

This property is awaiting an insulation information from the Owners

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**FOR RENT**  
\$530 Per Week

**VIEW**

Fri 12th Jun @ 8:30AM - 8:45AM

**AGENTS**

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**AGENCY**

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(02) 6249 7700

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**

Corporation.

#### Suburb Snapshot

Braddon is a Canberra suburb located next to Civic. Gazetted in 1928, the suburb was initially established as a division and was the location of Canberra's first light industrial district. It was named after Sir Edward Nicholas Coventry Braddon, an Australian politician who was one of the authors of the Australian constitution.

Today, Braddon boasts a vibrant community that has evolved from a sleepy, semi-urban precinct where industrial companies and offices are headquartered to a coveted lifestyle district that knows no rest. Those in the know are aware that Braddon is top of mind when it comes to its gastronomic surprises and that Braddon residents themselves are spoilt for choice. From ethnic dishes to home-cooked fare, Braddon, Canberra restaurants surely have something for everyone.

#### 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)

#### MORE DETAILS

Property ID	2FN7FHK
Property Type	Unit
Including	Air Conditioning Courtyard Floorboards Built-in-Robes Secure Parking

#### Jenna Cattanach 0487 128 589

Property Investment Manager |  
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