

## Canberra, 15/2 Edinburgh Avenue

The City at your Doorstep!

If location is key, then look no further to have the best of Canberra City at your doorstep. Central for easy access to work and play but also the ability to walk to Lake Burley Griffin and enjoy the tranquility that is our Bush Capital. If you are working or learning at the Australian National University then simply take an easy stroll and leave the car at home.

The Metropolitan offers resort style living with an indoor pool and gym, quality fixtures and fittings with both access to the basement parking and your apartment.

Features include:

- Open plan living and dining space
- Kitchen is equipped with generous stonework tops and quality appliances
- Stylish, good sized bathroom
- Ducted reverse cycle air conditioning
- Residents lap pool and fully equipped gymnasium



**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.

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**For Lease**  
Please Call

**View**  
[ljhooker.com.au/2D97FHK](http://ljhooker.com.au/2D97FHK)

**Contact**  
**Jenna Cattnach**  
0487 128 589  
[jenna.cattnach@ljhcanberracity.com.au](mailto:jenna.cattnach@ljhcanberracity.com.au)

**EER** ★★★★★

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

- National Broadband Network ready
  - Walk distance to the City Centre, restaurants, cafes and nightlife
  - Very easy access to the Australian National University
- No current EER

This 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:

Civic is the name by which the central business district of Canberra is commonly known. It is also called Civic Centre, City Centre, Canberra City and Canberra, but its official division name is City. Canberra's City was established in 1927, although the division name City was not gazetted until 20 September 1928. Walter Burley Griffin's design for Canberra included a "Civic Centre" with a separate "Market Centre" located at what is now Russell. However Prime Minister Stanley Bruce vetoed this idea and only the Civic Centre was developed; the idea of the Market Centre was abandoned.

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 About this Property

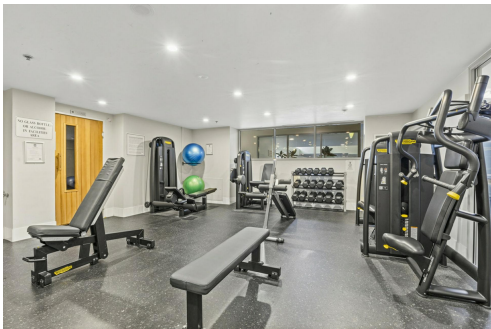
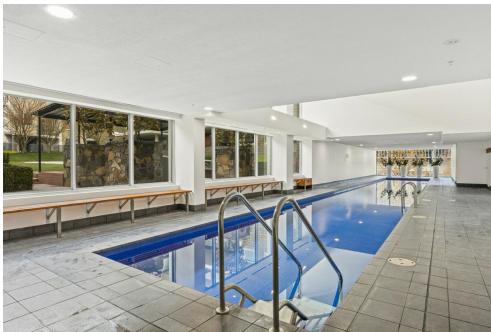
Property ID	2D97FHK
Property Type	Apartment
Including	Intercom Balcony Built-in-Robes

**Jenna Cattanach 0487 128 589**  
Property Investment Manager | [jenna.cattanach@ljhcanberracity.com.au](mailto:jenna.cattanach@ljhcanberracity.com.au)

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