



92/2 Edinburgh Avenue, Canberra

## Modern Apartment Available for Rent

Live in the heart of Canberra with this stylish and contemporary apartment on the 13th level of the Metropolitan Tower 2 Edinburgh Avenue, Canberra. Offering modern living, exceptional convenience and a fantastic location, this property is perfect for those seeking both comfort and access to the best the city has to offer.

Exceptional northerly aspect with stunning views to the north and west over the ANU and Black Mountain.

### Property Features:

- 3 spacious bedrooms all with built ins
- 2 stylish bathrooms
- Master with walk in wardrobe
- Open-plan living and dining areas with plenty of natural light
- Separate study or TV/entertaining area.
- Modern kitchen with high-quality appliances and ample storage
- Large private balcony
- North and west facing corner apartment
- Secure parking (2) available
- Reverse-cycle air conditioning and heating for year-round comfort
- unit laundry

3  2  2 

**FOR RENT**  
\$1,050 per week

**VIEW**  
Fri 12th Jun @ 12:10PM - 12:20PM

**AGENTS**  
Madeline McKell  
leasing@ljhgungahlin.com.au

**AGENCY**  
LJ Hooker Gungahlin  
(02) 6213 3999

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**

- 145 square metres
- The complex has its own 25 metre swimming pool, separate gym/sauna are and 2 large barbecue areas.

#### Location Highlights:

- Prime location in the heart of Canberra's vibrant city center
- Short stroll to cafes, restaurants, shops, and entertainment
- Easy access to public transport
- Close to government buildings, offices, and the CBD
- Walking distance to local parks and green spaces

This apartment is perfect for professionals, students, or anyone who appreciates modern living with an unbeatable central location and amazing views.

This property does comply with minimum ceiling insulation standards

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.

Disclaimer: 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 DETAILS

Property ID                    36V0GCY  
 Property Type                Apartment

#### Madeline McKell

| leasing@ljhgungahlin.com.au

#### LJ Hooker Gungahlin (02) 6213 3999

Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street,  
 GUNGAHLIN ACT 2912

gungahlin.ljhooker.com.au | gungahlin@ljhooker.com.au

