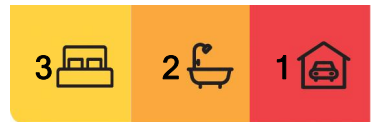


City, 10/20 Allara Street

Modern City Apartment with Stunning Views

Welcome to your new home on the Park Avenue, located in the heart of the vibrant City Centre. This modern apartment, built in 2021, offers a perfect blend of contemporary design and convenience. With 90 square meters of well-utilized space, this residence is ideal for families looking to enjoy urban living without sacrificing comfort. The open-plan living area seamlessly connects to a spacious balcony, perfect for outdoor entertaining while enjoying breathtaking mountain and city views.

The apartment features a host of modern amenities to ensure your comfort throughout the year, including ducted heating and cooling, reverse cycle air conditioning, and secure parking. The stylish kitchen comes equipped with a dishwasher, integrated appliances, and 60mm waterfall edge stone bench top. Residents will also appreciate the added benefits of an on-site gym, making it easy to maintain an active lifestyle without leaving the comfort of your building.



For Lease
Please Call

View
ljhooker.com.au/2C5AFHK

Contact
Ashleigh Ford
0459 789 853
accounts.canberracity@ljhooker.com.au



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.

EER ★★★★★★

LJ Hooker Canberra City
(02) 6249 7700

Being at the heart Canberra City Center, you are just moments away from top-tier dining, shopping, and entertainment options. This property is a rare find in a sought-after location.

Features include:

- Good sized bedrooms
- Convenient location, close to shops and light rail
- Modern kitchen with integrated dishwasher and microwave
- Open plan living
- Modern bathrooms
- Ducted electric heating & cooling
- Complex gym and BBQ area

No current EER

The property has a valid exemption and is not required to comply with the minimum ceiling insulation standard.

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



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More About this Property

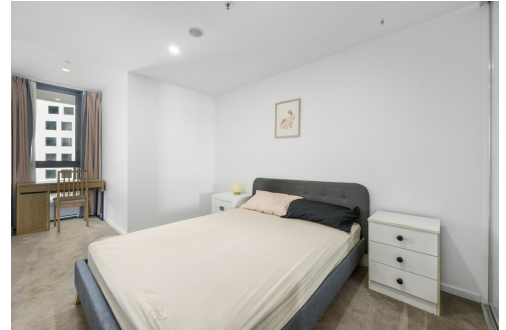
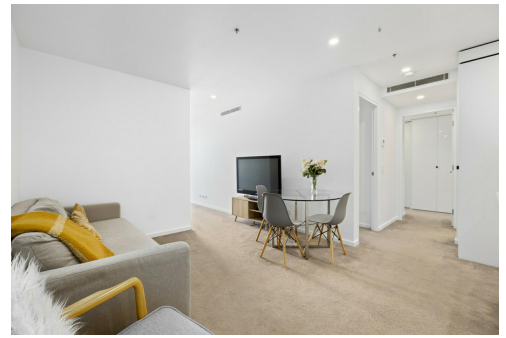
Property ID	2C5AFHK
Property Type	Apartment
EER	6
Including	Ensuite Air Conditioning Ducted Cooling Ducted Heating Balcony Gym Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Liveability

Ashleigh Ford 0459 789 853

Accounts Assistant | accounts.canberracity@ljhooker.com.au

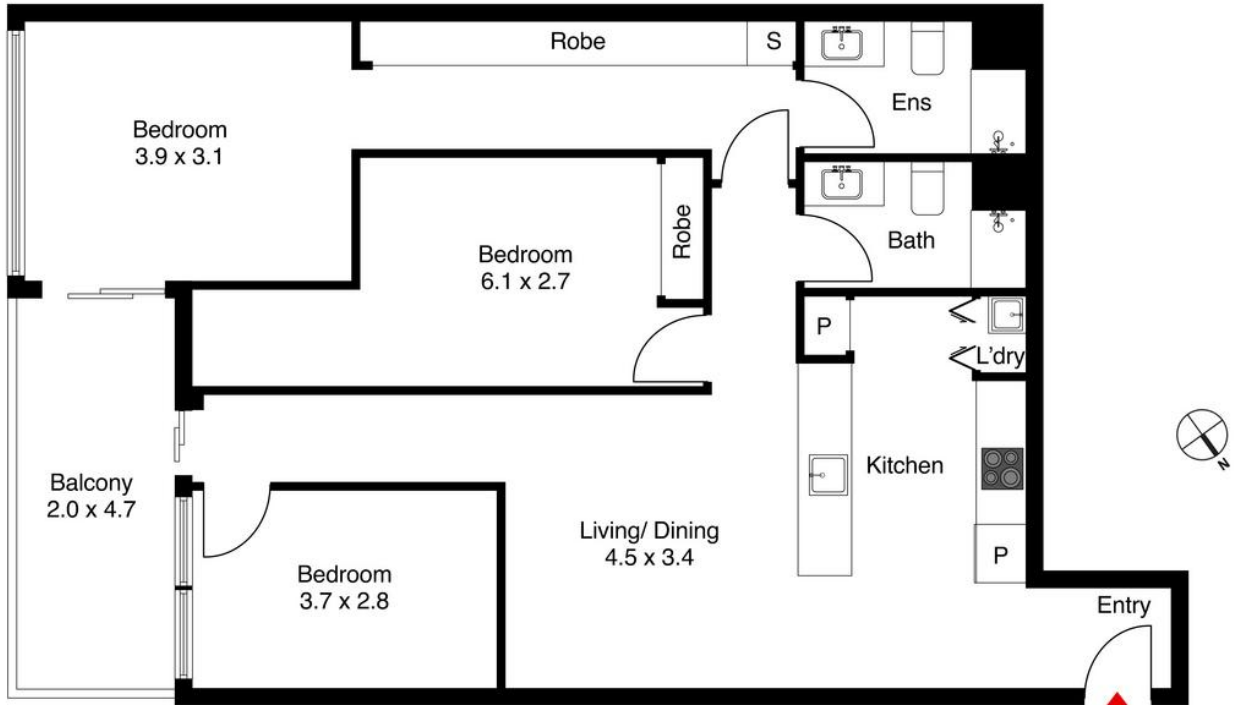
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1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
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The site plan and area not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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