



City, 208/39 London Circuit

Stylish City Living Awaits You!

Step into the heart of Canberra's vibrant CBD with this sleek and modern large 1 bedroom apartment. Perfectly positioned in one of the city's most sought-after locations, this gem offers the ultimate urban lifestyle. Whether you're a first-home buyer, savvy investor, or busy professional, this property ticks all the boxes.

The apartment itself is sleek and streamlined with an abundance of natural light. The spacious open plan living space has sliding door access to the covered balcony overlooking Hobart Place. Pale floating timber floors further add to the elegance of the space and the well designed contemporary kitchen has a dishwasher, stone benchtop and ample storage.

Features include:

- Open plan living and dining area
- Kitchen featuring siemens cooktop, dishwasher, oven and rangehood



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/2CMNFHK

Contact
Lagan Puri
0401 566 223
lagan.puri@ljhcanberracity.com.au

EER ★★★★★★

LJ Hooker Canberra City
(02) 6249 7700

- Stone benchtops in kitchen
- European laundry appointed with washing machine and dryer
- Floor to ceiling glass windows
- Floating timber floor to living space
- Double glazed windows
- Ducted reverse cycle air conditioning

No current EER

The 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.

There is no embedded network.

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

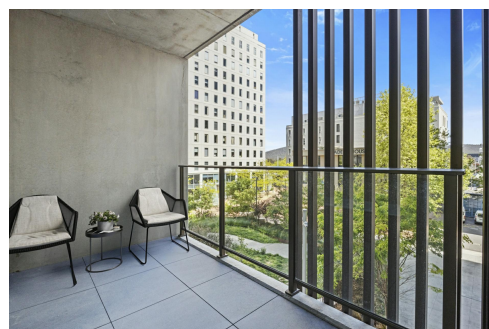
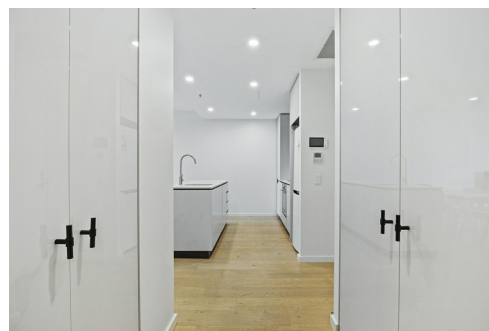
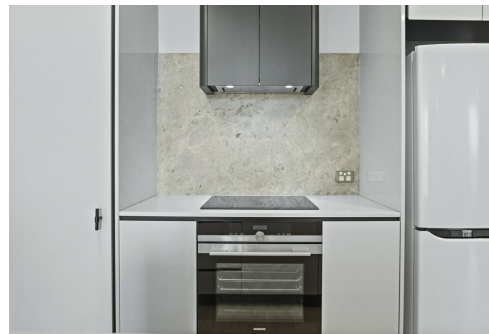
Property ID	2CMNFHK
Property Type	Apartment
EER	6
Including	Courtyard Dishwasher

Lagan Puri 0401 566 223

Senior Property Investment Manager | lagan.puri@ljhcanberracity.com.au

LJ Hooker Canberra City (02) 6249 7700

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
canberracity.ljhooker.com.au | canberracity@ljhooker.com.au



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