








24/20 Allara Street, City

# Park Avenue —Lifestyle, Luxury And Leisure

Two bedroom apartment situated in an exclusive complex right in the heart of the City. Within walking distance to everything you need.

When you walk through the generous living space you are greeted with a view that is breathtaking. You will never want to leave.

Features include:
- Master bedroom with walk-in robe and ensuite
- Bedrooms with built-in robes
- Floor to ceiling double glazed windows
- Stone bench tops to the kitchen
- Modern and top of the range Franke oven
- Ceramic electric cooktop
- Dishwasher
- Bathroom with extra storage, mirrors, and custom joinery
- Ducted reverse cycle air-conditioning
- Located on Level 4 is the gym, and communal garden with barbeque
- Basement parking with allocated space and storage cage

No current EER

2 2 1

**FOR RENT**
Please Call

**AGENTS**
Ashley Callander
0459 789 853
ashley.callander@ljhcanberracity.com.au

**AGENCY**
LJ Hooker Canberra City
(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

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.

WISH TO INSPECT?
1. Click on the "BOOK INSPECTION" button (available on our website)
2. Register to join an existing inspection
3. If no time offered, please register so we can contact you once time is arranged
4. If you do not register, we cannot notify you of any time changes, cancellations or further inspection times

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.act.gov.au/__data/assets/pdf_file/0006/2608620/Renting-Book-January-2026.pdf




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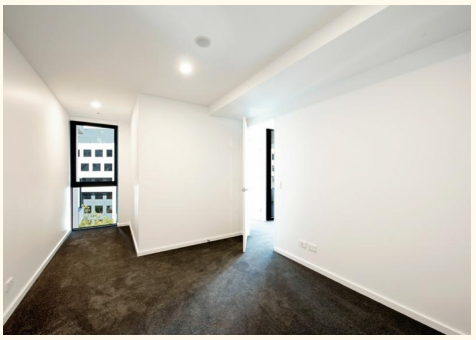
## MORE DETAILS

| | |
|---|---|
| Property ID | 2GJNFHK |
| Property Type | Apartment |
| Including | Air Conditioning |
| | Ducted Cooling |
| | Ducted Heating |
| | Intercom |
| | Balcony |
| | Gym |
| | Dishwasher |
| | Built-in-Robes |

**Ashley Callander 0459 789 853**
Property Investment Manager |
ashley.callander@ljhcanberracity.com.au

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