

305/2 Akuna Street, City

## Furnished Studio - Perfect Location

Fully furnished and equipped studio located on the third floor of the secure 'Nesuto' complex. A perfect location in the heart of the City this is great for the commute to work, Civic Shopping Centre, central cafes, restaurants and access to public transport.

This complex offers 24 hour reception, indoor heated lap pool, spa, half sized tennis court, barbecue area, guest lounge and fully equipped gymnasium.




Features include:

- Fully equipped kitchen with dishwasher and under bench oven
- Reverse cycle heating and cooling
- Study area
- Built-in robes
- European style laundry
- Bath

No current EER

No carspace available.

This property has a valid exemption and is not required to comply with

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**FOR RENT**  
\$400 Per Week

**VIEW**  
Thu 18th Jun @ 4:15PM - 4:30PM

**AGENTS**  
Khloe Zhang  
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**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 minimum ceiling insulation standard.

This property is awaiting an insulation information from the Owners Corporation.

This property's electricity and water consumption charges are invoiced by the strata

#### 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.

#### 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 DETAILS

Property ID	2FWBFHK
Property Type	Apartment
Including	Pool
	Spa
	Tennis Court
	Gym
	Outdoor Entertaining

#### **Khloe Zhang 0472 759 453**

Property Investment Manager | [khloe.zhang@ljhcanberracity.com.au](mailto:khloe.zhang@ljhcanberracity.com.au)

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

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