



## City, 40/45 West Row

### Luxurious City Living

This amazing luxurious three bedroom apartment presents an excellent lifestyle choice, this apartment reveals high end inclusions across a flowing layout. It is set in the exclusive 'Mayfair' development and a short stroll to everything. Each apartment is fitted with award winning Italian appliances, stone bench tops and soft close drawers.

Residents of the building have access on the Podium level to a very good gym, communal barbecues and an entertaining pergola with lovely garden areas. The apartment comes with a numbered, allocated car space and a lock-up storage facility within the multi-level parking garage.

Features include:

- Kitchen stone bench tops
- High ceilings
- Floor to ceiling windows



**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/2DJ0FHK](https://ljhooker.com.au/2DJ0FHK)

**Contact**  
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EER

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

- Ducted reverse cycle air conditioning
- Full height bathroom wall tiling
- Natural stone bathroom floor tiling
- Mirror shaving cabinet with storage
- Large additional storage in hallway
- Gymnasium & BBQ
- Intercom
- Garbage chute to each level

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.

Within Walking Distance from everything the City has to offer, vibrant cafes, restaurants, bars, theaters and the list goes on. In a prime location this is not one to be missed.

#### 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](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	2DJ0FHK
Property Type	Apartment
Including	Air Conditioning Intercom Balcony Gym Dishwasher Built-in-Robes

### Tara Munro-Smith 0428 025 408

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