



## City, 83/45 West Row

### City Living!

This impressive fully furnished two bedroom apartment includes a spacious master bedroom and ensuite. Mayfair apartments offer stunning indoor and outdoor living with an open concept floorplan.

The kitchen is fitted with top-tier Italian brand ILVE appliances, externally ducted rangehood, integrated dishwasher and built-in microwave. The island bench provides additional storage space and a breakfast bar.

The Mayfair development has a fully equipped gymnasium with a 5th floor podium garden and undercover barbecue and seating amenities.

Features include:

- Generously sized balcony
- ILVE kitchen appliances



**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/2CAQFHK](http://ljhooker.com.au/2CAQFHK)

**Contact**  
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EER 

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

- Built-in wardrobes to bedrooms
  - Ensuite to the main bedroom
  - Fully equipped gymnasium
  - Outdoor living and entertaining areas
- 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

The property has an 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](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

<b>Property ID</b>	2CAQFHK
<b>Property Type</b>	Apartment
<b>Including</b>	Air Conditioning Intercom Balcony Gym Dishwasher Built-in-Robes Remote Garage

### **Tara Munro-Smith 0428 025 408**

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

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