



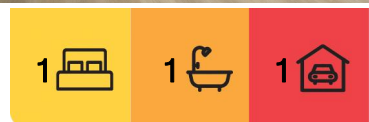
## Crace, 4/47 Abena Avenue

### 1 Bedroom Courtyard Apartment

Light filled apartment with high ceilings adding to the sense of space. This ground floor apartment offers:

- \*Open plan living and kitchen with new flooring
- \*Kitchen with electric cooking and dishwasher
- \*Bedroom with built in robe, ceiling fan and block out blinds
- \*Split system reverse cycle air conditioning; NBN
- \*Front and rear courtyards
- \*Single carport in restricted resident parking

Enjoy the Crace lifestyle, walk to the Crace shops with gym, cafes, bar, Supabarn, hairdresser and much more. Crace has outdoor fitness areas, nature reserves and playgrounds. A short drive to Gungahlin town centre, 12 minutes to Belconnen and 15 to Canberra City.



**For Lease**  
\$470 per week

**View**  
By Appointment

**Contact**  
**Lyn Fairweather**  
0460 005 694  
lyn.fairweather@ljhooker.com.au



**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.

**EER** ★★★★★★

**LJ Hooker Gungahlin**  
(02) 6213 3999

The property complies with the minimum ceiling insulation standard.

Disclaimer:

EER: Unless an EER is stated, there is no current EER available

PETS: please be aware that at all stages of tenancy this property requires consent to be sought in writing for the keeping of any pets at the premises. Consent must be provided in writing before any pets are at the premises

TO ARRANGE AN INSPECTION PLEASE:

1. Click on book inspection button
2. Complete your details
3. Answer pre-qualifying questions
4. Register for a time

NOTE: IF you do not register you will not be notified of cancellations or changes to the inspection. If no-one has registered for the inspection, the inspection will not go ahead.

Alternatively call the office on 6213 3999 to book an appointment

While all care has been taken in compiling information regarding properties marketed for rent, we accept no responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate information provided

## More About this Property

Property ID	33P3GCY
Property Type	Apartment
EER	6

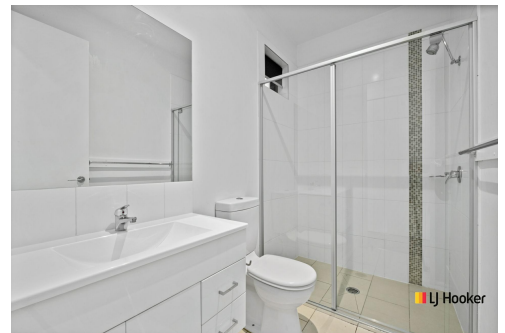
**Lyn Fairweather 0460 005 694**

Executive Property Manager | [lyn.fairweather@ljhooker.com.au](mailto:lyn.fairweather@ljhooker.com.au)

**LJ Hooker Gungahlin (02) 6213 3999**

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