



## Griffith, 64/115 Canberra Avenue

### TWO BEDROOM TOP FLOOR APARTMENT IN GREAT LOCATION

This impressive two-bedroom apartment is positioned on the top floor of the "Indigo Apartments" featuring a sunny north easterly facing balcony with great views.

The apartment features neutral colour tones throughout, modern kitchen with stone bench tops, quality appliances and plenty of storage options, living area and main bedroom have reverse cycle split systems for year-round comfort.

Features include:

- \* Built in wardrobes in both bedrooms
- \* Main bedroom with ensuite
- \* Kitchen features stainless appliances with dishwasher
- \* Double glazed windows
- \* Washer/Dryer combination



**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.



**For Lease**  
Please Call

**View**  
[ljhooker.com.au/HNUMZF8H](http://ljhooker.com.au/HNUMZF8H)

**Contact**  
**Leasing Team**  
0418 631 503  
[leasingconsultant@ljhbelconnen.com.au](mailto:leasingconsultant@ljhbelconnen.com.au)

**EER** ★★★★★

**LJ Hooker Belconnen**  
**(02) 6251 1477**

- \* Remote controlled blinds
- \* Reverse cycle heating/cooling (living and main bedroom)
- \* Well equipped common gym
- \* Generously sized meeting/event common room, complete with BBQ
- \* Storage cage
- \* 2 x basement car spaces

'Indigo' is surrounded by tree-lined streets & is close to some of Canberra's best shopping, cultural & recreational destinations. Visit some of the award-winning eateries & an incredible selection of fine dining all just minutes away in Manuka, Kingston & Barton.

'Indigo' offers a gym facility & shared private living/BBQ area.

12 Month Lease

The property has a valid exemption and is not required to comply with the minimum ceiling insulation standard.

EER Unknown

#### TO INSPECT THIS PROPERTY

- 1.You can Register to join an existing inspection or Register to be notified when inspection times are available.
- 2.Click on the BOOK INSPECTION button and choose your inspection time.
- 3.If this listing does not have the BOOK INSPECTION button, please go to [Belconnen.ljhooker.com.au](http://Belconnen.ljhooker.com.au) to Register.
- 4.If you do not Register, we cannot notify you of any time changes, cancellations, or future inspection times.

PETS: Please be aware that at all stages of your tenancy this property requires consent to be sought from the property owner for the keeping of any pets at the property. Consent must be provided before any pets are on the property.

#### Disclaimer

Information contained herein is gathered from external sources we consider to be reliable. Whilst all care has been taken regarding all information compiled for this rental advertisement LJ Hooker Belconnen does not give any guarantee or warranty about the information provided and does not accept responsibility and disclaims all liabilities as to any errors or inaccuracies contained herein. We advise prospective tenants to rely on their own investigations and in-person inspections to ensure this property meets their individual needs and circumstances.



**LJ Hooker Belconnen**  
**(02) 6251 1477**

**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.

## More About this Property

<b>Property ID</b>	HNUMZF8H
<b>Property Type</b>	Apartment
<b>Including</b>	Air Conditioning Intercom Balcony Dishwasher Built-in-Robes Dishwasher Gym RC Heat/Air-con Underground Parking

### Leasing Team 0418 631 503

Property Investment Manager | [leasingconsultant@ljhbelconnen.com.au](mailto:leasingconsultant@ljhbelconnen.com.au)

### LJ Hooker Belconnen (02) 6251 1477

Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617

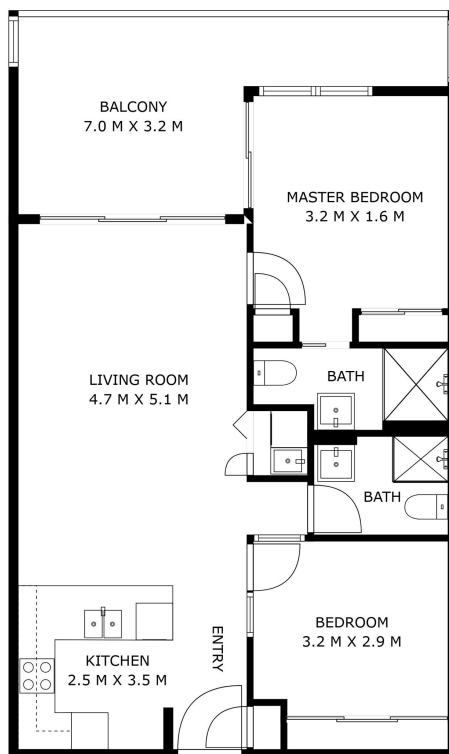
[belconnen.ljhooker.com.au](http://belconnen.ljhooker.com.au) | [belconnen@ljhbelconnen.com.au](mailto:belconnen@ljhbelconnen.com.au)



**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.

**LJ Hooker Belconnen**  
**(02) 6251 1477**



**64/115 Canberra Ave, Griffith**

*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.*



**aperture**  
media house