

23/11 Wimmera Street, Harrison

## Spacious and Modern

This modern one bedroom apartment offers a spacious balcony. It is the perfect place to soak up the sun and is positioned just off Flemington Road with easy access to light rail.

Boasting a well-lit open plan living room with reverse cycle heating and cooling, located adjacent to a functional kitchen including electric cooking appliances, dishwasher, stone benches and generous cupboard space. The large master bedroom is fitted with a walk-in robe.




Features include:

- Dishwasher and electric cooking
- Open plan living
- Large bedroom with walk-in robe
- Reverse cycle heating and cooling
- Internal laundry with dryer
- Basement carpark with a storage cage

No current EER

This property complies with the minimum ceiling insulation standards.

There is no embedded network in this complex

1  1  1 

**FOR RENT**  
\$450 Per Week

**VIEW**  
Fri 12th Jun @ 4:45PM - 5:00PM

**AGENTS**  
Tahlia Lewry  
0428 025 408  
tahlia.lewry@ljhcanberracity.com.au

**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**

## Suburb Snapshot

Franklin is a suburb of Canberra, Australia in the district of Gungahlin. It is named after the novelist Miles Franklin. The streets in Franklin are named after writers. It comprises an area of approximately 256 hectares. It is bounded by Flemington Road to the north and east, Wells Station Drive to the south, and Gungahlin Drive to the west.

## 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

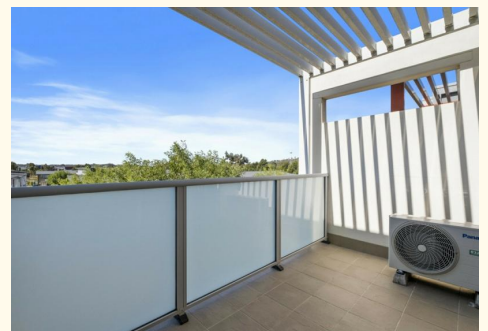
Property ID	2FS7FHK
Property Type	Apartment
Including	Air Conditioning Intercom Balcony Dishwasher Built-in-Robes

## Tahlia Lewry 0428 025 408

Property Investment Manager | [tahlia.lewry@ljhcanberracity.com.au](mailto:tahlia.lewry@ljhcanberracity.com.au)

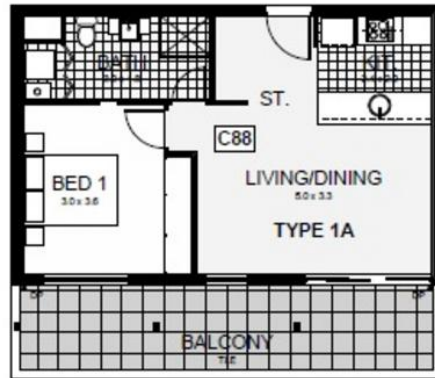
## LJ Hooker Canberra City (02) 6249 7700

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UNIT C88 - TYPE 1A



LIVING: 52m<sup>2</sup>  
 BALCONY: 13m<sup>2</sup>  
 STORAGE: 4m<sup>2</sup>  
 TOTAL: 74m<sup>2</sup>

**Disclaimer:**  
 All plans are subject to Development Application approval. The area of each unit is indicated in square meters and number of rooms with a maximum of 100% of the total area. These floor plans, layout, dimensions and area do not show and exclude internal wall thickness. It is the buyer's responsibility to verify and ensure that the drawings and information obtained from this document is the latest version. We reserve the right to change the drawings and any information contained in this document by amending the document (as appears in the same and variations above).

