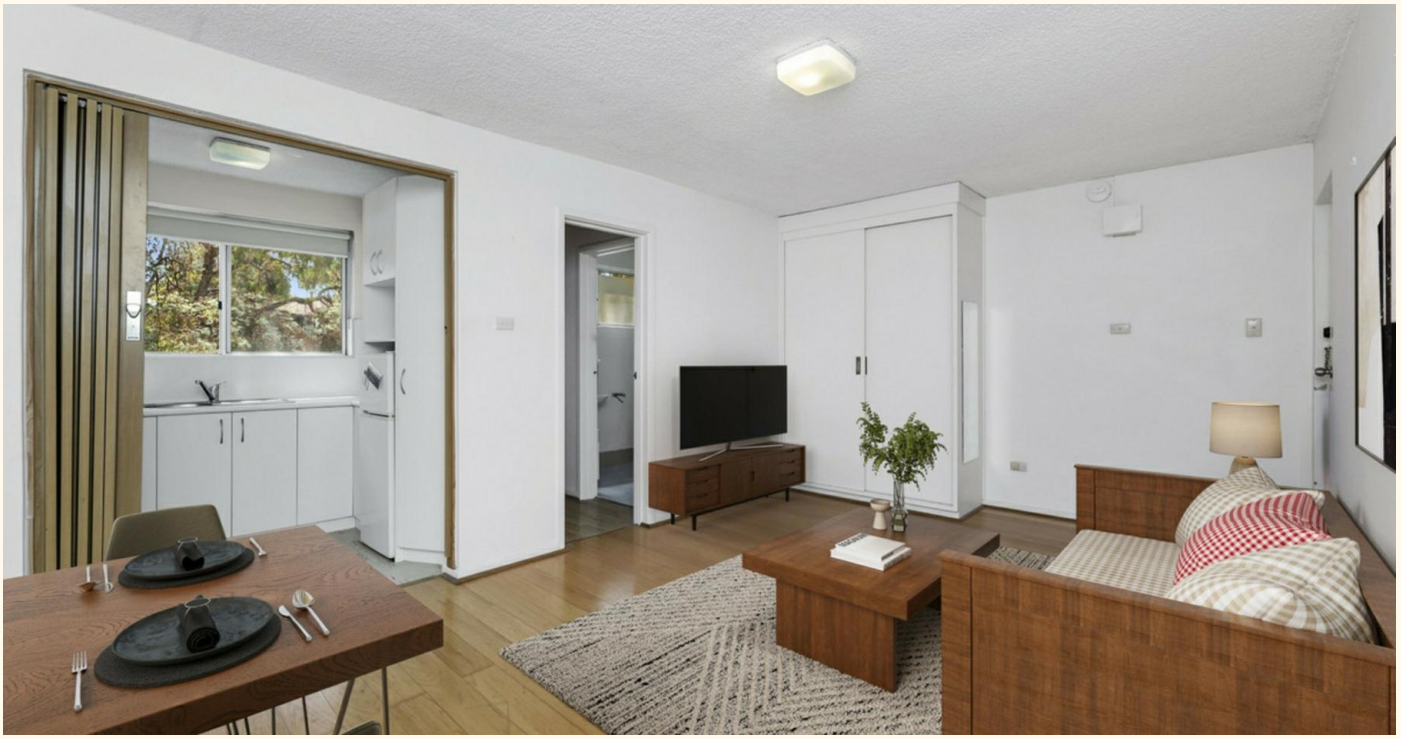








49/27-35 Coxen Street, Hughes

Prime Hughes Position with Everyday Convenience

Nestled in one of Canberra's most sought-after inner south suburbs, this affordable studio apartment presents an outstanding opportunity for first home buyers, investors and those seeking a low-maintenance lifestyle in a premium location.

Positioned within a peaceful, leafy development, the apartment enjoys a pleasant outlook and easy access to some of Canberra's best amenities. The vibrant Hughes Shops are just a short stroll away, Westfield Woden is less than 2km from your doorstep, and Hughes Primary School is within easy walking distance. With the City, Parliamentary Triangle and Canberra Hospital all close by, the location offers exceptional convenience.

Inside, timber flooring adds warmth and character, while the functional kitchen features an electric cooktop, under-bench oven and a leafy outlook. The open plan living, dining and bedroom space includes a built-in robe, creating a practical and comfortable layout. A separate bathroom and shared off-street parking complete the offering.

Features:
- Studio apartment in highly desirable Hughes

0 1 0

FOR RENT
$350 p/week

VIEW
Mon 9th Nov @ 4:45PM - 5:00PM

AGENTS
Casey Myers
0411 607 002
casey.myers@ljhooker.com.au

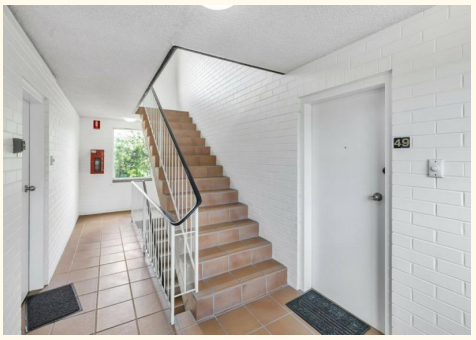
AGENCY
LJ Hooker Tuggeranong
(02) 6189 0100

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

- Timber flooring throughout
- Open plan living, dining and bedroom area
- Built-in robe
- Fridge-freezer provided
- Kitchen with electric cooktop and under-bench oven
- Leafy outlook from the kitchen
- Separate bathroom
- Off-street parking
- Established, leafy complex with lawn areas
- Approximately 4-minute walk to Hughes Shops
- Under 2km to Westfield Woden
- Approximately 7-minute walk to Hughes Primary School
- Easy access to the City, Parliamentary Triangle and Canberra Hospital









For inquiries or to schedule a viewing, please contact us on 02 6189 0100.

Available: NOW!
EER: No current EER
Ceiling insulation: The property has a valid exemption and is not required to comply with the minimum ceiling insulation standard.
Embedded Network: This property is awaiting information from the Owners Corporation.

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

WISH TO REGISTER FOR A PRIVATE INSPECTION?
1. Click on book inspection button
2. Complete your details
3. Answer the pre-qualifying questions
4. Register for a time

DISCLAIMER: Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER TUGGERANONG 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.

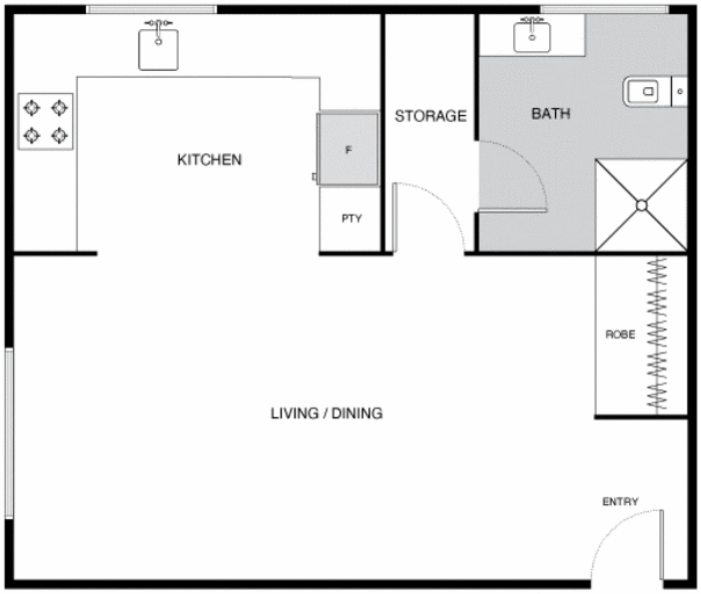
MORE DETAILS

Property ID	D26HQH
Property Type	Studio
EER	6

Casey Myers 0411 607 002
Business Development Manager | casey.myers@ljhooker.com.au

LJ Hooker Tuggeranong (02) 6189 0100
Suite 1, 1st Floor, South Point Shopping Centre, 210 Anketell Street
tuggeranong.ljhooker.com.au | tuggeranong@ljhooker.com.au

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