




 LJ Hooker




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## Lyneham, 11C/62 Wattle Street

### Charming 1-Bedroom Apartment for Lease in Lyneham




Welcome to your new home at 11C/62 Wattle Street, Lyneham! This delightful freshly painted 1-bedroom apartment offers a perfect blend of comfort and convenience in one of Canberra's most sought-after neighborhoods. Enjoy a cozy bedroom complete with built-in robes, providing ample storage space and a clutter-free environment. The inviting living space boasts beautiful floorboards that add warmth and character. Stay comfortable year-round with split system air conditioning and heating, allowing you to adjust the temperature to your liking. Step outside to your own private balcony, perfect for enjoying a morning coffee or unwinding after a long day while overlooking the garden area.

Located in a well-maintained apartment building, this property offers a sense of community while providing your desired privacy. The urban setting is complemented by greenery, with trees and gardens enhancing the overall ambience.

This apartment includes a designated carport space, providing you with the convenience of

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**For Lease**  
Please Call

**View**  
[ljhooker.com.au/2GJSF9Q](http://ljhooker.com.au/2GJSF9Q)

**Contact**  
**Madeline Eveleigh**  
madeline.eveleigh@ljhooker.com.au  
**Melissa Hines**  
Melissa.Hines@ljhooker.com.au

**EER** ★★★★★

**LJ Hooker Kaleen**  
**(02) 6241 1922**

off-street parking.

Located in a well-maintained apartment building, this property offers a sense of community while still providing the privacy you desire. The urban setting is complemented by greenery, with trees and gardens enhancing the overall ambience.

#### Features

- 1 Bedroom with built-in robe
- Open-plan living and kitchen
- Split system in the main living
- Freshly painted
- Carport and visitor parking
- Access to common gardens
- EER not available

This property does not meet minimum ceiling insulation requirements.

#### Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER KALEEN 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)

#### WISH TO INSPECT?

1. Click on the "BOOK INSPECTION" button (available on our website)
2. Register to join an existing inspection
3. If no time offered, please register so we can contact you once time is arranged
4. If you do not register, we cannot notify you of any time changes, cancellations or further inspection times.

#### Neighbourhood Highlights:

Situated in the heart of Lyneham, you'll enjoy easy access to local shops, cafes, and parks. The vibrant community atmosphere combined with proximity to public transport makes this location ideal for professionals and students alike.



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## More About this Property

<b>Property ID</b>	2GJSF9Q
<b>Property Type</b>	House
<b>Including</b>	Air Conditioning Balcony Floorboards Built-in-Robes

### Madeline Eveleigh

Property Investment Manager | [madeline.eveleigh@ljhooker.com.au](mailto:madeline.eveleigh@ljhooker.com.au)

### Melissa Hines

Executive Property Manager/Business Development Manager |  
[Melissa.Hines@ljhooker.com.au](mailto:Melissa.Hines@ljhooker.com.au)

### LJ Hooker Kaleen (02) 6241 1922

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