

O'Connor, 33/48 Bluebell Street

Top Floor With A View

Beautifully presented two bedroom apartment on the top floor of the 'City Edge' complex. Light filled open plan living and a modern kitchen. The complex has intercom access and basement parking.

The apartment offers open plan living and dining. Built-in wardrobes in the bedrooms. A spacious kitchen with ample amounts of bench and storage space.

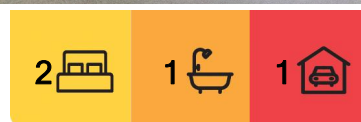
Ideally located just walking distance to O'Connor shops and just a short drive to Canberra Central Business District.

Features include:

- Open plan living
- Two good sized bedrooms
- Reverse cycle air conditioning



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/2C3PFHK

Contact
Jenna Cattnach
0487 128 589
jenna.cattnach@ljhcanberracity.com.au

EER ★★★★★★

LJ Hooker Canberra City
(02) 6249 7700

- Built-in robes to both bedrooms
 - Modern kitchen
- No current EER

This property does not meet the minimum standard for ceiling insulation yet. The property is required to meet the standard by 9 months from the lease sign date.

Suburb Snapshot:

O'Connor is a suburb of Canberra, Australia in the North Canberra district. It was named after Richard Edward O'Connor (1851—1912), who was a judge in the High Court and a founder of the Australian constitution. Street names in O'Connor are named after explorers, Australian flora, legislators and pioneers. The suburb name was gazetted on 20 September 1928.

The suburb is characterised by leafy streets and detached single dwelling houses. In the central part of O'Connor are a series of cul de sacs which contain houses which are known as Tocumwal Houses.

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



LJ Hooker Canberra City
(02) 6249 7700

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

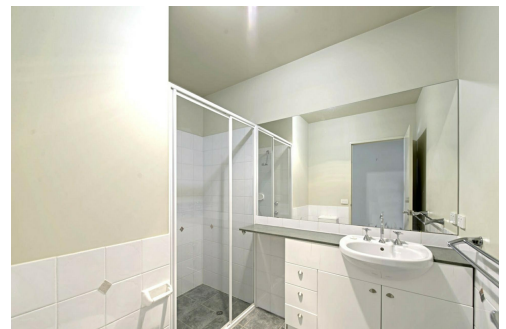
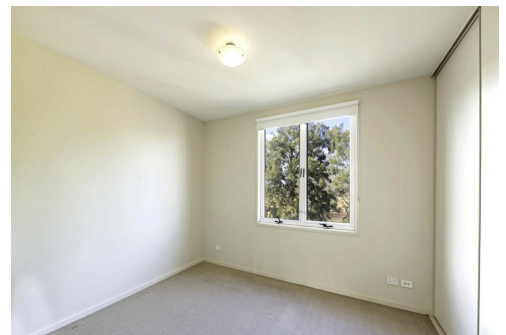
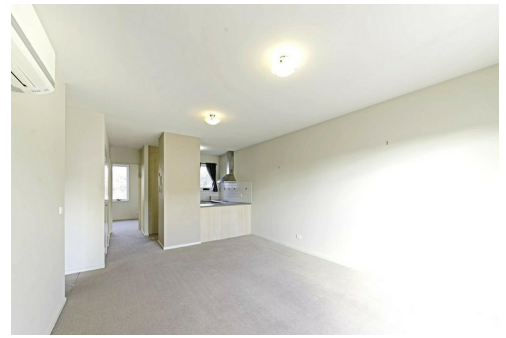
Property ID	2C3PFHK
Property Type	Apartment
EER	6
Including	Air Conditioning Intercom Balcony Dishwasher Built-in-Robes

Jenna Cattanach 0487 128 589

Property Investment Manager | jenna.cattanach@ljhcanberracity.com.au

LJ Hooker Canberra City (02) 6249 7700

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
canberracity.ljhooker.com.au | canberracity@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.

**LJ Hooker Canberra City
(02) 6249 7700**