



18/3 Allambee Street, Reid

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Only Moments Away From The Heart of the City!

Nestled amongst beautifully manicured gardens, a very short walk from Canberra Centre and within easy walking distance to the hip Braddon Precinct, you will find this beautifully presented and spacious two bedroom, first level apartment.

The spacious living area flows through french doors onto a generous, north facing balcony. This area is beautifully tiled and perfect for morning coffee and papers or on an evening, glass of wine.

Both bedrooms are a good size with a generous walk-in robe to the main which accommodates a queen sized bed and plenty of space to spare and a built-in robe to bedroom two (which comfortably houses a double bed). Both bedrooms have their own access onto the large rear balcony.

The kitchen and bathroom have both been updated. Separate toilet to the bathroom and the laundry is equipped with washing machine and dryer.

A lock-up garage with automatic door comes with the apartment and this is a bonus so close to the City Centre.

FOR RENT
\$585 Per Week

VIEW
By Appointment

AGENTS
Jenna Cattanach
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AGENCY
LJ Hooker Canberra City
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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**

Features include:

- Built-in wardrobes
- Balcony
- Dishwasher
- Spacious living area
- Open plan living

No current EER

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

This property is awaiting an insulation information from the Owners Corporation.

This property does not have embedded network.

Suburb Snapshot:

Reid is a suburb of Canberra, Australian Capital Territory, Australia. With a population of 1,636 at the 2016 census, located directly next to Civic, Reid is one of the oldest suburbs in Canberra.

Separating the suburbs of Reid and Campbell is Anzac Parade, a ceremonial boulevard running along Canberra's primary design axis (the land axis) from Lake Burley Griffin to the Australian War Memorial.

Located in Reid are the Canberra Institute of Technology and St John the Baptist Church, which is the oldest church in Canberra.

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

EER ★★★★★

MORE DETAILS

Property ID 2FCPFHK
Property Type Apartment
Including Balcony
Dishwasher
Built-in-Robes

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Property Investment Manager |
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