



Reid, 609/1 Boolee Street

All The City Has To Offer At Your Doorstep!

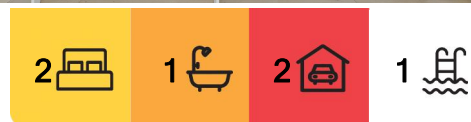
Discover the perfect blend of comfort and convenience with this affordably priced unit located on Boolee Street in the sought after suburb of Reid. Built in 2020, this modern residence offers a sleek and contemporary design without sacrificing quality. With one bedroom and one bathroom, this unit provides a cozy yet functional living space.

The feeling of this open plan living, dining and kitchen is one of opulence. Consisting of dark tones brass fixtures and fittings, offset by the light contrast of the wide plank hybrid flooring. The well appointed kitchen enjoys a sleek and modern design. Relax and unwind on your private balcony where you can enjoy a nice glass of wine or morning coffee with City views.

Situated in the heart of Reid, you will enjoy easy access to Canberra's vibrant City Center, just a short stroll away. The nearby Glebe Park offers a relaxing escape for leisurely walks and outdoor activities. For those who value education and community, Reid is home to



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/2D0ZFHK

Contact
Grace Bowman
0472 759 453
grace.bowman@ljhcanberracity.com.au

EER



LJ Hooker Canberra City
(02) 6249 7700

several reputable schools, making it an excellent choice for young professionals and students alike.

Do not miss out on this exceptional opportunity to rent a piece of real estate in one of Canberra's most desirable suburbs.

Features include:

- 6th floor position with outlook
- Double glazing throughout
- Quality kitchen with stone work tops, SMEG appliances including dishwasher
- The bathroom is light and fresh with quality fixtures and fittings
- Euro laundry is a great space saver
- Reverse cycle air conditioning
- Private Balcony
- Wide plank hybrid flooring
- Intercom entry to the building
- Basement parking and storage

No current EER

The 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 features an embedded network for internet NBN Opticom as well as hot water and electricity, with tenants required to connect to Energy locals.

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.



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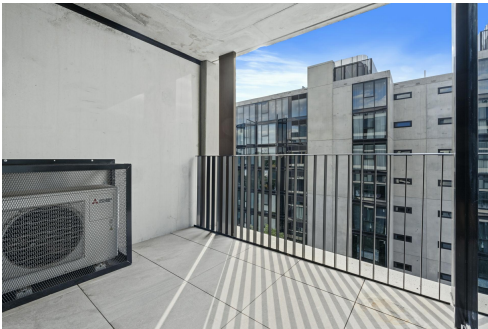
RENTING BOOK:
https://www.justice.act.gov.au/_data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf

More About this Property

Property ID	2D0ZFHK
Property Type	Apartment
Including	Study Air Conditioning Intercom Pool Dishwasher Built-in-Robes

Grace Bowman 0472 759 453
Property Investment Manager - NSW & ACT Licensed Agent |
grace.bowman@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



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