

## Braddon, 17/80 Henty Street

### Exceptional Opportunity on the City's Doorstep

You can't beat Braddon when it comes to living the ultimate Inner-City lifestyle. Boasting a large sunny courtyard, this ground floor unit is the perfect place for the busy City-goer who needs a central location with everything at their fingertips.

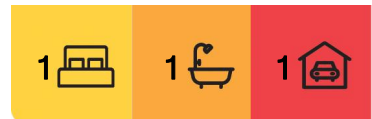
Offering open plan living in a beautifully maintained complex, this one-bedroom property has so many features on offer and is only minutes away from the light rail and within walking distance to ANU, Braddon's lively hospitality scene and Canberra Civic Centre.

Whether it's a down-sizer's dream, a city socialites' residence or an investment opportunity to give future capital gain and solid rental income - one thing is for sure - this apartment offers tremendous potential.

This property is a must to inspect, contact Jake or Olivia today for more information or to book your next inspection.



**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 Sale**  
Please Call

**View**  
[ljhooker.com.au/35JCGCY](http://ljhooker.com.au/35JCGCY)

**Contact**  
**Jake Bunday**  
0411 367 920  
jake.bunday@ljhooker.com.au  
**Olivia Fairweather**  
0478 653 447  
ofairweather@ljhgungahlin.com.au

**EER** ★★★★★

**LJ Hooker Gungahlin**  
(02) 6213 3999

Key features:

- Ground floor apartment with large sunny courtyard
- Spacious open plan living that opens out to courtyard
- Well-appointed kitchen with stone benchtops, stainless steel appliances, electric cooking, dishwasher and ample storage
- One large bedroom with built in robe
- Split system reverse cycle heating and cooling
- European style laundry
- Secure basement car space
- Minutes away from the closest light rail stop
- Walking distance to ANU, Braddon's lively hospitality scene and Canberra Civic Centre
- Currently tenanted until 25th February 2026, option to keep the property as an investment in an area known for excellent returns or set your move in date for early 2026.

Quick stats:

- Year built: 2007
- Internal living size: 59sqm
- Rates: \$562 approx.
- Land tax: \$768pq approx.
- Body corp: \$855pq approx.
- Rental appraisal: \$500 - \$520
- EER: 6.0

## More About this Property

<b>Property ID</b>	35JCGCY
<b>Property Type</b>	Apartment
<b>House Size</b>	59 m2
<b>EER</b>	6
<b>Including</b>	Air Conditioning Courtyard Dishwasher Open Plan Electric Cooking

**Jake Bunday 0411 367 920**

Licensed Agent | [jake.bunday@ljhooker.com.au](mailto:jake.bunday@ljhooker.com.au)

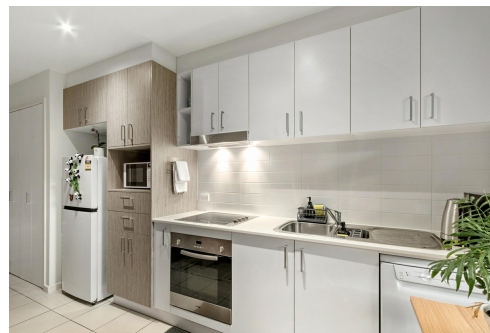
**Olivia Fairweather 0478 653 447**

Licensed Agent | [ofairweather@ljhgungahlin.com.au](mailto:ofairweather@ljhgungahlin.com.au)

**LJ Hooker Gungahlin (02) 6213 3999**

Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street, GUNGAHLIN ACT 2912

[gungahlin.ljhooker.com.au](http://gungahlin.ljhooker.com.au) | [gungahlin@ljhooker.com.au](mailto:gungahlin@ljhooker.com.au)



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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

17/80 Henty Street, Braddon

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