




Braddon

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## Invest with Confidence: DHA-Leased Apartment in Central Canberra (by appointment only)

Presenting as an ideal investment opportunity, this DHA Mid-lease sale property is a modern one bedroom plus Study apartment, set in a super convenient location in Braddon.

With guaranteed rental payments, whether the apartment is vacant or not, as well as the set and forget provisions a DHA investment property always offers, this is an excellent investment-only opportunity. Don't miss it!

Discover the perfect blend of style and convenience with this beautifully appointed modern one-bedroom plus study apartment on the 2nd floor is part of the popular 'IQ' complex. Situated in the heart of Braddon, this residence offers a unique opportunity to experience one of Canberra's most sought-after suburbs. With its close proximity to the city centre, you'll enjoy easy access to a range of dining, shopping, and entertainment options just moments from your doorstep.

The apartment itself is graced with modern finishes throughout with a

**FOR SALE**  
\$480,000+

### AGENTS

Tahmeed Towfiq  
0469 706 586  
tahmeed.towfiq@ljhcanberracity.com.au

### AGENCY

LJ Hooker Canberra City  
(02) 6249 7700

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**

stylish and functional design. The open plan living area is filled with natural light and the modern kitchen is complete with a dishwasher, electric cooktop and ample storage. Your living space/bedroom is extended outdoors with a generous covered balcony perfect for an outdoor setting.

Mirrored built-in robes to the generous bedroom and separate study add to the functionality of the apartment. The combination of reverse cycle ducted air conditioning as well as double glazed windows ensures your year round comfort. Enjoy the convenience of lift access as well as storage cage.

Living in Braddon, Canberra, offers unmatched convenience, especially when it comes to transport and accessibility. With the city centre just a short walk away, residents enjoy effortless connectivity to work, dining, and entertainment. Braddon is also well-served by public transport, with multiple bus routes and the light rail providing quick and reliable access to the CBD and beyond. Whether you prefer a short stroll, a quick bike ride, or a seamless public transport journey, getting to the heart of Canberra has never been easier. This makes Braddon an ideal location for professionals, students, and anyone seeking a vibrant, connected lifestyle.

Contact Tom to see the property by private inspection.

#### Features:

- One bedroom plus study
- Smeg dishwasher, stovetop and rangehood
- Private and generously sized balconies for outdoor relaxation
- Ducted air conditioning for year-round comfort.
- Spacious, light-filled living areas designed for modern living.
- Basement parking and a storage cage for convenience.
- Flush-mounted LED lights throughout
- Well-renowned complex with responsive building manager
- Video intercom access and security access development for enhanced safety.
- Convenient to public transport
- Ample visitor parking featuring EV chargers

#### Essentials:

- Built: 2015
- EER: 6
- Living: 61 sqm
- Balcony: 8 sqm
- Rates: \$481 per quarter
- Land Tax (if rented): \$605 per quarter
- Strata: \$833 per quarter

Gross rent: \$560 per week

Gross Monthly rent: \$2,435 Monthly

Rental Yield: 5.45%

Lease start date: 14/03/2017

Lease end date: 13/3/2029

Note: Lease option and Right to Vary are at DHA discretion only

(All measurements, amounts and values are approximate and not to be relied upon. Buyers to make their own enquiries.)

Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.

EER 

## MORE DETAILS

Property ID 2CS3FHK  
Property Type Apartment  
EER 6  
Including Study

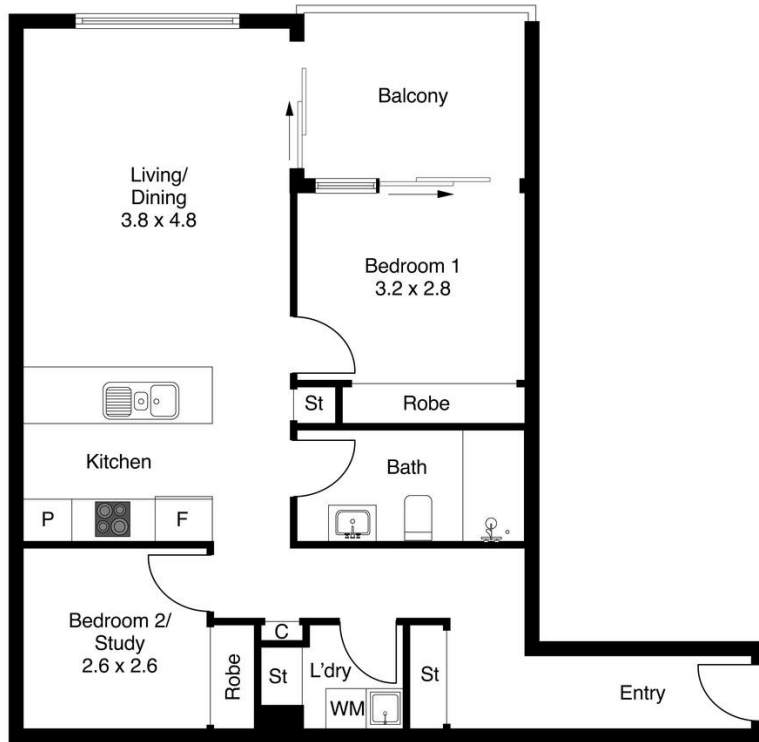
**Tahmeed Towfiq 0469 706 586**

ACT & NSW Licensed Agent |  
tahmeed.towfiq@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





The site plan and area not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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