



## Braddon, 4/48 Henty Street

North Facing Plus Large Alfresco Terrace & Courtyard.

A rare find indeed!

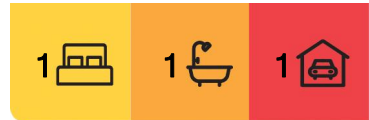
Nestled in one of Canberra's most sought-after neighbourhoods and positioned directly opposite Haig Park, this ground floor apartment is ideal for first-time buyers, professionals, or investors looking for a prime location.

The open plan layout delivers an inviting space to spread out and relax in comfort. A generously sized bedroom with built in robes and a large covered terrace perfect for alfresco entertaining that spills out onto a grassed courtyard are but some of the other features on offer.

Wantirna is as a small boutique complex that re-defines Inner-City living through offering both a prime leafy location and a modern urban lifestyle that is positioned just moments away from the vibrant Lonsdale Street, the vast array of amenities the CBD has to offer, the light rail and the Australian National University.



**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**  
\$490,000+

**View**  
By Appointment

**Contact**  
**Andy Greenberger**  
0400 819 650  
andy.greenberger@ljhwodenweston.com.au

**EER** ★★★★★

**LJ Hooker Woden | Weston**  
**(02) 6288 8888**

Inspections are highly recommended; so please come through my next open home or if you can't wait call me today!

Living area: 59m<sup>2</sup>

Rear covered terrace: 21m<sup>2</sup>

Rear courtyard: 34.8m<sup>2</sup>

Front terrace: 6m<sup>2</sup>

Rates: \$2660 per annum approx

Land Tax: \$3780 per annum approx

Body corporate fee: \$1846.64 per quarter

Year built: 2004

Number of apartments: 14

#### Property Features

- Basement car space & Storage
- Kitchen furnished with stone bench tops
- Electric oven & Cooktop
- Dishwasher
- Expansive covered terrace perfect for alfresco entertaining
- Large, grassed rear courtyard
- European laundry
- Dryer & Clothesline
- Reverse cycle air conditioning

Disclaimer: Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ Hooker Woden/Weston does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

## More About this Property

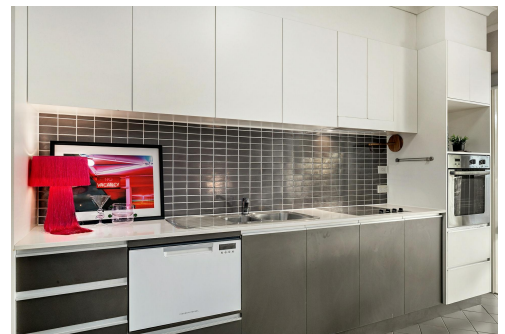
<b>Property ID</b>	J8CH5W
<b>Property Type</b>	Apartment
<b>House Size</b>	59 m <sup>2</sup>
<b>EER</b>	5

#### Andy Greenberger 0400 819 650

Senior Sales Consultant - Licensed Agent |  
andy.greenberger@ljhwodenweston.com.au

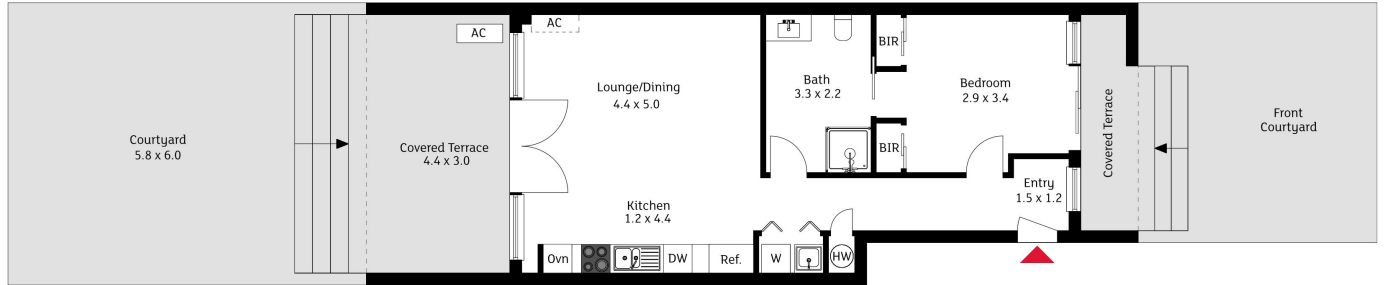
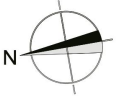
#### LJ Hooker Woden | Weston (02) 6288 8888

23 Briery Street, WESTON CREEK ACT 2611  
westoncreek.ljhooker.com.au | reception@ljhwodenweston.com.au



**LJ Hooker Woden | Weston**  
**(02) 6288 8888**

**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.



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.

4/48 Henty Street, Braddon

Produced by **DIAKRIT**