






403/24 Girrahween Street, Braddon

3  2  2 

## Top Floor with North-Facing Views over Haig Park

**FOR SALE**  
\$995,000

### AGENTS

Andy Greenberger  
0400 819 650  
andy.greenberger@ljhwoodenweston.com.au

### AGENCY

LJ Hooker Woden | Weston  
(02) 6288 8888

This sophisticated 3-bedroom apartment has been thoughtfully designed for modern living, offering 118m<sup>2</sup> of stylish interiors that extend onto an impressive 82m<sup>2</sup> wrap-around balcony - perfect for entertaining or simply soaking up the leafy outlook.

The open-plan layout seamlessly connects the living, dining, and kitchen zones, creating a warm and inviting atmosphere highlighted by polished timber floors and an abundance of natural light.

Located within Evoque - a boutique complex that redefines inner-city living - you'll enjoy a prime position opposite Haig Park while being only moments from the vibrant Lonsdale Street precinct, the CBD's extensive amenities, light rail transport, and the Australian National University.

Apartments of this calibre in such a tightly held location are rare. Inspections are highly recommended - join me at the next open home, or call today to arrange a private viewing.

Living: 118m<sup>2</sup>  
Balcony: 82m<sup>2</sup>  
Rates: \$690 per quarter

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**

Land tax: \$965.81 per quarter  
Body corporate fees: \$9,712 per annum  
Currently tenanted at \$892.21 weekly on a month-to-month basis  
Property features  
Remote double lock up garage in basement  
Sleek kitchen furnished with stone bench tops  
Bosch induction cooktop  
Bosch Oven  
Dishwasher  
Floor to ceiling tiling in the bathrooms  
Reverse cycle air conditioning  
Segregated master bedroom with ensuite  
Floor to ceiling tiling in bathrooms  
European laundry  
Secure lift access  
Polished timber floors to the living area

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.

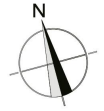
## MORE DETAILS

Property ID	JDDH5W
Property Type	Apartment
House Size	118 m2
EER	6
Including	Air Conditioning Balcony Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking

**Andy Greenberger 0400 819 650**  
Senior Sales Consultant - Licensed Agent |  
[andy.greenberger@ljhwodenweston.com.au](mailto:andy.greenberger@ljhwodenweston.com.au)

**LJ Hooker Woden | Weston (02) 6288 8888**  
23 Brierly Street, WESTON CREEK ACT 2611  
[westoncreek.ljhooker.com.au](http://westoncreek.ljhooker.com.au) | [reception@ljhwodenweston.com.au](mailto:reception@ljhwodenweston.com.au)





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.

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.