



## Braddon, 411/47 Currong St North

Live in the City!

Welcome to your home at the heart of city, where urban convenience meets tranquillity in the "Provenance" building at Founders Lane. This exceptional apartment offers a coveted lifestyle just steps away from the vibrant city centre.

One of the standout features of this remarkable property is its unbeatable location. Imagine waking up to a plethora of cafes right at your doorstep, perfect for indulging in a delightful morning coffee or brunch. Plus, being situated at the city but away from the bustling city noise provides a peaceful sanctuary to retreat to after a busy day. The views from this property overlooks Gorman Arts Centre and Mount Ainslie!

Surrounded by beautifully landscaped greenery, the Provence building has been meticulously designed to harmonize with the city lifestyle. You'll have the best of both worlds, with easy access to the vibrant lifestyle and the serenity of nature just moments away.



**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**  
Offers Over \$485,000

**View**  
By Appointment

**Contact**  
**Tahmeed Towfiq**  
0469 706 586  
tahmeed.towfiq@ljhcannberracity.com.au

**EER** ★★★★★★

**LJ Hooker Canberra City**  
(02) 6249 7700

Features:

- Electric cooktop
- Central gas hot water with individual meter
- Located across city centre
- Unobstructed views to Mount Ainslie
- Large balcony
- European laundry
- Floorboards in living area
- Carpet in bedroom
- Ducted reverse cycle heating and cooling
- 40mm stone bench top
- Integrated dishwasher
- Floor to ceiling height glass

Essentials:

- Indoor space: 50m<sup>2</sup>
- Balcony: 11m<sup>2</sup>
- Strata: \$2,929 approx. p.a.
- Rates: \$1,372 approx. p.a.
- Land tax: \$1,680 approx. p.a. (investors only)
- Current rent: \$520 p.w.
- Tenancy end: 14th Jul 2025
- Age: 3 years (built 2020)
- EER: 6

## More About this Property

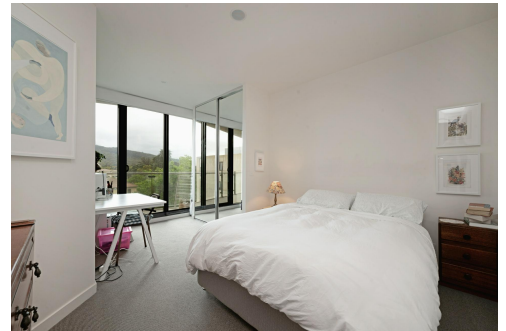
<b>Property ID</b>	2AJ4FHK
<b>Property Type</b>	Apartment
<b>House Size</b>	50 m2
<b>EER</b>	6

**Tahmeed Towfiq 0469 706 586**

ACT & NSW Licensed Agent | [tahmeed.towfiq@ljhcanberracity.com.au](mailto:tahmeed.towfiq@ljhcanberracity.com.au)

**LJ Hooker Canberra City (02) 6249 7700**

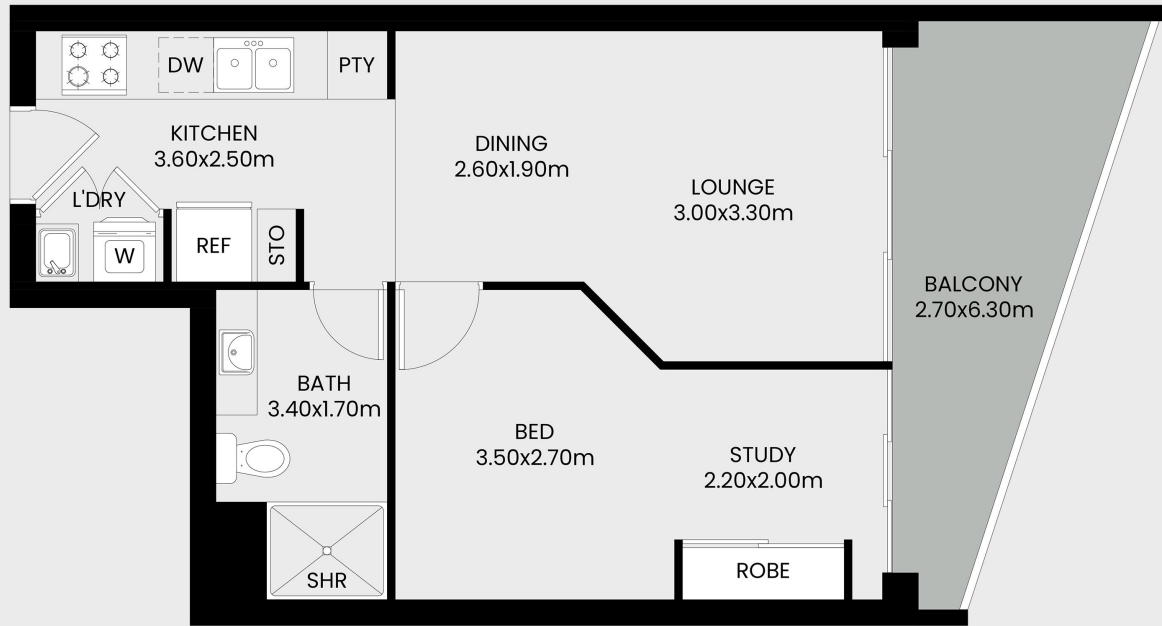
1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601  
[canberracity.ljhooker.com.au](http://canberracity.ljhooker.com.au) | [canberracity@ljhooker.com.au](mailto:canberracity@ljhooker.com.au)



**LJ Hooker Canberra City  
(02) 6249 7700**

**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.

# 411/47 Currong St Reid



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



 LJ Hooker

 LJ Hooker

LJ Hooker Canberra City  
(02) 6249 7700

**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.