



411/47 Currong St North, Braddon

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.

Features:

- Electric cooktop
- Central gas hot water with individual meter
- Located across city centre
- Unobstructed views to Mount Ainslie

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.

1 1 1

FOR SALE

Offers Over \$485,000

VIEW

By Appointment

AGENTS

Annie Qiu
0406860807
annie.qiu@ljhookerprojects.com.au

AGENCY

LJ Hooker Canberra City
(02) 6249 7700



- 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: 50m²
- " Balcony: 11m²
- 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

Disclaimer:

Disclaimer: All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on 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.

MORE DETAILS

Property ID	2AJ4FHK
Property Type	Apartment
House Size	50 m2
EER	6

Annie Qiu 0406860807

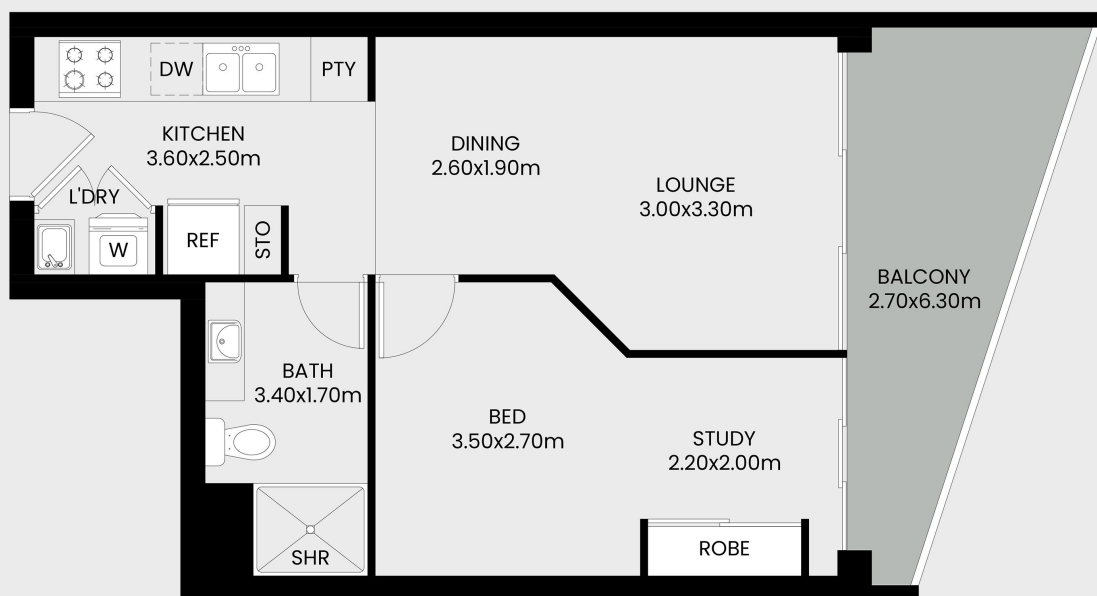
| annie.qiu@ljhookerprojects.com.au

LJ Hooker Canberra City (02) 6249 7700

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
canberracity.ljhooker.com.au | sales@ljhcanberracity.com.au



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**