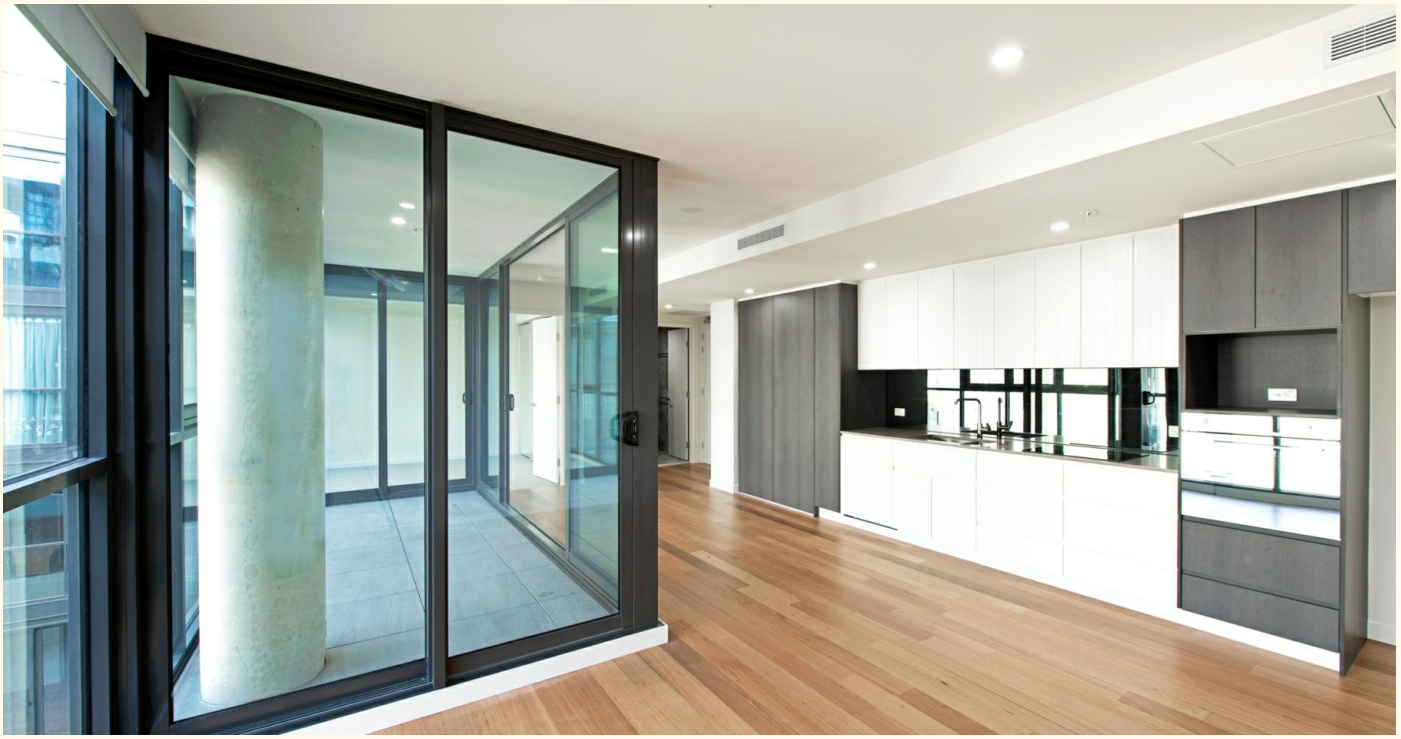
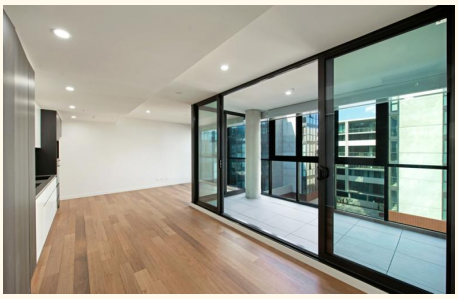








417/45 Ainslie Avenue, Braddon

Modern Inner-City Living

Stylish and contemporary, this one-bedroom apartment offers easy inner-city living directly opposite the Canberra Centre. Set within the Founders Lane development, 417/45 Ainslie Avenue provides approximately 51m² of modern, low-maintenance living, completed in 2019.

The open-plan kitchen, dining and living area features Australian hardwood timber flooring, ducted reverse-cycle heating and cooling and opens to a versatile enclosed winter garden.
The kitchen includes quality SMEG appliances, induction cooking and a dishwasher, while the bedroom offers built-in robes and the modern bathroom features floor-to-ceiling tiling.

Double glazing, secure underground parking, basement storage, intercom access and a dryer add further convenience. Residents also have access to Founders Lane's landscaped rooftop gardens and communal outdoor spaces.

The location is a standout, with the Canberra Centre across the road, Lonsdale Street's cafés and restaurants just a short stroll away, and public transport including the light rail and major bus interchange within easy reach.

1 1 1

FOR SALE
$419,000+

VIEW
By Appointment

AGENTS
Andrew Grenfell
0424 858 529
andrew.grenfell@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

An excellent opportunity for first-home buyers, professionals, downsizers or investors seeking a modern apartment in a highly convenient City location.

Internal: 51m² (Approx.)
Balcony: 8.6m2 (Approx.)
Built: 2019
EER: 3
Body Corporate: $3,157 per annum (Approx)

Features:
" One-bedroom, one-bathroom apartment
" Approx. 51m² of internal living
• Positioned within the popular Founders Lane development
• Prime inner-city location
• Modern open-plan living and dining
• Enclosed winter garden for year-round use
• Australian hardwood timber flooring throughout the living areas
• Well-appointed kitchen with electric SMEG appliances
• Induction cooking
• Dishwasher
• Dryer
• Ducted reverse-cycle heating and cooling
• Double-glazed windows
• Built-in robe to bedroom
• Floor-to-ceiling bathroom tiling
• Intercom access
• Secure underground car space
• Basement storage
• Lift access
• Landscaped rooftop terrace gardens
• Communal rooftop entertaining areas
• Canberra Centre directly across the road
• Easy walking access to Braddon and Canberra City
• Convenient access to bus and light rail services

Whats nearby:

" Canberra Centre —approx. 0.1km
" Canberra Centre Bus Stop —approx. 0.1km
" Glebe Park —approx. 0.3km
" Lonsdale Street dining and café precinct —approx. 0.5km
" Alinga Street Light Rail Stop —approx. 0.6km
" Ainslie School —approx. 0.7km
" Canberra CBD / City Centre —approx. 0.7km
" Campbell High School —approx. 1.0km
" Canberra Theatre Centre —approx. 1.0km
" Australian National University (ANU) —approx. 1.5km
" Australian War Memorial —approx. 1.6km
" Lake Burley Griffin —approx. 1.6km
" Dickson College —approx. 3.8km

Disclaimer:
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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.



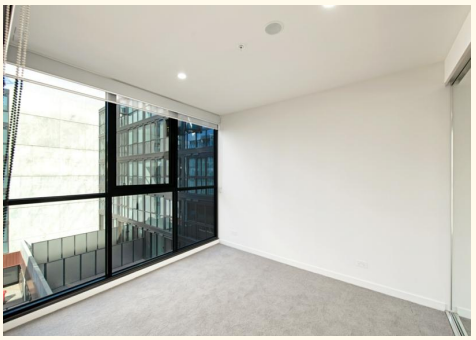
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MORE DETAILS

Property ID	2GDWFHK
Property Type	Apartment
EER	3
Including	Air Conditioning Ducted Cooling Ducted Heating Intercom Dishwasher Floorboards Built-in-Robes Remote Garage











Andrew Grenfell 0424 858 529
Salesperson | andrew.grenfell@ljhcanberracity.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

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