

## Braddon, 424/45 Ainslie Avenue

Step into the heart of one of Canberra's most vibrant precincts

Perfectly positioned in Braddon, this premium apartment offers the ultimate blend of lifestyle, luxury, and location.

Wake up to the buzz of Lonsdale Street just moments from your door - where local cafés, craft breweries, boutique retailers, and fine dining converge to create one of Canberra's most dynamic urban hubs. Whether it's brunch at a favourite café, drinks at a rooftop bar, or a morning stroll through Haig Park, the Braddon lifestyle is all about connection, culture, and convenience.

Inside, the apartment is a masterclass in modern design - light-filled interiors, sleek finishes, and a seamless indoor-outdoor flow from the living space to your private balcony. Ideal for entertaining or unwinding with views of the leafy surrounds and city skyline.



**For Sale**  
\$499,000+

**View**  
By Appointment

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**EER** ★★★★★★

**LJ Hooker Gungahlin**  
(02) 6213 3999



**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.

Residents of this meticulously maintained complex also enjoy exclusive access to resort-style amenities, including:

- A rooftop terrace with sweeping views - perfect for sunset drinks or hosting friends.
- A fully equipped gym for your fitness needs.
- Secure underground parking and intercom access.
- Landscaped communal areas that offer a private escape in the centre of the city.

Whether you're a professional, investor, or lifestyle seeker, 424/45 Ainslie Avenue is a rare opportunity to secure a home that places you at the centre of it all.

Live where life happens.

## More About this Property

Property ID	35MEGKY
Property Type	Unit
House Size	58 m2
Land Area	9706 m2
EER	6

**Jeff Shortland 0417 483 627**

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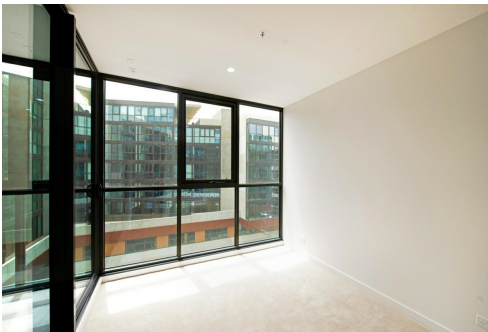
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