

## Braddon, 8/48 Henty Street

North-facing residence with a leafy outlook

Auction Location: On site

Experience the luxury of living in this ultra-convenient location just moments from Lonsdale Street and Canberra's CBD. Create your ideal lifestyle in this spacious one-bedroom apartment delivering an inviting space to spread out and relax in comfort with abundance of natural light and leafy outlook.

The open plan living area with stunning timber floor flows easily to the large entertaining north-facing balcony, offering you unrivalled privacy.

The kitchen seamlessly connects to the dining area, creating a functional and stylish space for cooking. If you're not out enjoying the many nearby restaurants, the kitchen offers stainless steel appliances and plenty of storage space, making it perfect for preparing and cooking homemade meals.



**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.



**Auction**  
Sat 1st Feb @ 9:00AM

**View**  
Sat 1st Feb @ 8:30AM - 9:00AM

**Contact**  
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**EER** ★★★★★

**LJ Hooker Manuka**  
**(02) 6239 5551**



The bedroom is quietly positioned to the rear of the residence and offers the complete package in terms of privacy and convenience. With its own personal balcony and a built-in robe.

Ideal for any first home buyer looking to enter the market, live-in owner wanting to take advantage of this premium location, or the astute investor seeking an addition to their portfolio, this property is sure to tick all the right boxes.

**Features:**

- \*63sqm of living space
- \*Large bedroom
- \*Caesar Stone benchtops and stainless-steel appliances
- \*European laundry
- \*Secured car space
- \*Timber floors
- \*Walking distance to City, Braddon or Dickson.

**Disclaimer:**

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.

## More About this Property

<b>Property ID</b>	1TVYFMF
<b>Property Type</b>	Unit
<b>Land Area</b>	1528 m <sup>2</sup>
<b>EER</b>	6
<b>Including</b>	Air Conditioning Balcony Dishwasher Built-in-Robes Secure Parking

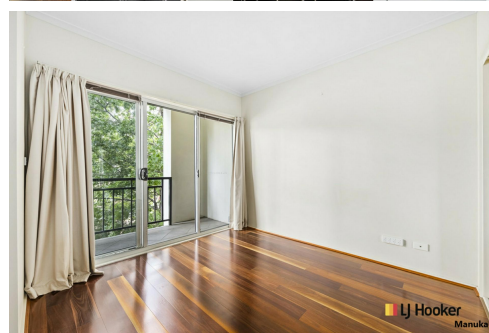
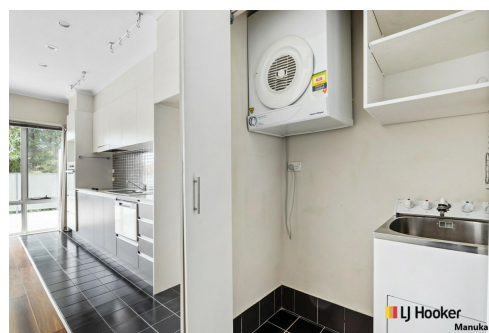
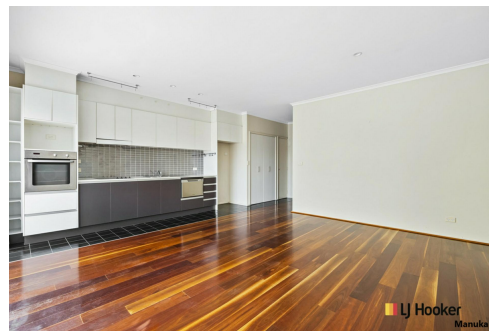
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