

**304/102 Northbourne Ave, Braddon, ACT 2612**

**maloneys**

**Unit For Rent**

Tuesday, 7 May 2024

304/102 Northbourne Ave, Braddon, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Ned Hibbert  
0262320100

**\$560 per week**

One bedroom, plus study executive apartment situated on level three of the sought-after IQ complex, offering all the mod cons and convenience of city living. This beautiful apartment is finished to a high standard with quality inclusions and neutral tones throughout. The combined living and dining area includes carpets and curtains and with stunning views to Black Mountain. An open-plan kitchen features stone bench tops and generous storage options, an induction cooktop and electric fan-forced oven, a built-in microwave and a dishwasher. The master bedroom offers a built-in robe with mirrored sliding doors and floor-to-ceiling windows and blinds. A second room could serve as either a bedroom or a study. Serviced by a bathroom which includes full height tiling throughout & a separate European laundry which offers a washing machine and clothes dryer. Electric reverse cycled heating and cooling for year-round comfort, plus there is a centralised gas hot water system & a single car space plus a storage area. This lovely apartment includes double-glazed windows & video intercom with swipe card entry to the complex and the unit. Situated close to cafes and restaurants in Braddon, you can leave the car at home and save on parking fees. EER: N/A Available 10 May 2024\* This property is compliant with minimum energy standards. Please note that at all stages of the tenancy pets shall not be kept on the premises without the written consent of the Lessor/Agent. TO VIEW AND APPLY FOR MALONEYS PROPERTIES\*\*\*\* If there are no inspection times advertised, please register your details by clicking 'Book Inspection' so that we can notify you of the next available inspection. \*\*\*\* Once you have viewed a property, you will be able to apply through Snug or the link provided by email/SMS after an inspection. \*\*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.