

**33/40 Torrens St, Braddon, ACT 2612**

**BOLTON & CO**

**Apartment For Rent**

Saturday, 20 April 2024

33/40 Torrens St, Braddon, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Leasing Agent

**\$470 per week**

This spacious ground floor one bedroom apartment is situated in the popular " Braddon Gardens" complex within walking distance the City CBD and only a street away from the trendy Braddon eatery precinct providing an abundant of excellent cafes, restaurants and boutique shopping. The property offers a generous living area opening onto a large private sunny balcony, the main bedroom comes with a decent sized built-in robe and also has access to the balcony. Excellent well appointed kitchen providing plenty of cupboard storage, electric appliances and a dishwasher. Features- Reverse cycle air conditioning to the living room - Security entrance to building - Basement single car parking space- Dryer and dishwasher included - Great location Pets: Tenants MUST seek written permission for approval of any pets.EER: N/A Available from: 15/05/2024 Rent is calculated and payable by calendar month. Bond is equivalent to four weeks rent. Insulation: The property has an exemption from the minimum ceiling insulation standard. Open inspections are generally listed by COB each Thursday. If there is no upcoming inspection listed, please call our office to arrange an inspection. Applications are accepted via this LINK only: <https://www.realestate.com.au/property-apartment-act-braddon-439068528> Please use the APPLY button. PLEASE NOTE: you or your representative must inspect the property in order to sign a lease for the property. Please note that whilst our team has taken all care in providing this information, to the extent legally permissible Bolton & Co disclaims responsibility for omissions or inaccuracies. All interested parties should rely on their own enquiries, and the state of the property at the time of their inspection.