

**411/47 Currong Street North, Braddon, ACT 2612**



**Apartment For Rent**

Friday, 10 May 2024

411/47 Currong Street North, Braddon, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Selena Wang  
0433893510



Stacie Baker  
0262497700

## **\$550 Per Week**

Located in prime position near the City centre, you are walking distance to everything you need! With the Canberra Centre a literal stones throw away with its high-end and must have retail stores, restaurants, medical professionals, cinema and so much more! The restaurant hub of Braddon is a short stroll from your front door. Founders lane comes with amazing modern inclusions that are bound to impress! With Australian hardwood timbers throughout the living areas, modern open plan living, well appointed kitchens with high end electric SMEG appliances. This central location will appeal to everyone looking at living in the heart of a thriving City with easy commuting access to Government Departments, Parliament House, Schools, War Memorial, Australian National University and more! Features include:- Modern open plan living- Ducted reverse cycle heating and cooling- Electric SMEG Appliances- Induction cooking- Dishwasher and dryer - Roller blinds- Australian hardwood timber floors- Double glazed windows- Underground parking- Basement storage- Lift access No current EER The property has a valid exemption and is not required to comply with the minimum ceiling insulation standard. Suburb Snapshot The suburb is one of the oldest suburbs in Canberra, a relatively young city, settled in 1922 and gazetted as a division name in September 1928. It contained Canberra's first light-industrial area. In recent years this area has begun to be redeveloped as an entertainment and residential precinct. Other areas have been redeveloped with flats. It is now Canberra's most densely populated suburb. Disclaimer: Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER CANBERRA CITY does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances. PETS: Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises. RENTING BOOK: A copy of The Renting Book can be found at: <https://justice.act.gov.au/renting-book>