

704/53 Mort St, Braddon, ACT 2612

ARCHER

Apartment For Rent

Tuesday, 23 April 2024

704/53 Mort St, Braddon, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Leasing Archer

0261474523

\$570 per week

To view any of our properties, please click on "book inspection" below and fill in your details to register to view the property. Alternatively, you can copy/paste: <https://www.tenantapp.com.au/Rentals/Agency/archer>. It is extremely important that you register your contact details or risk not being contacted in the event of a cancellation or change in open times. Perched on level 7, the top level, facing east (away from Northbourne Ave) with stunning mountain views and located in the heart of Canberra, this premium apartment incorporates inner city living as well as a sense of privacy - something many wish for but few possess. This apartment features 1 bedroom + 1 study (both with built ins). The large, open plan design and large all-weather terrace/balcony leading from the spacious living area and master bedroom connects the apartment with the outdoors and primes this space for relaxing and entertaining - a rarity among city apartments.

The expansive, tiled balcony is perfect for that Saturday afternoon BBQ with friends or simply to unwind with a glass of wine after work! The living area, balcony, and bedroom all offer panoramic mountain views. The modern kitchen is fitted with high quality features including SMEG appliances, chrome tapware, stone bench tops and abundant storage with soft closures. A European laundry with dryer and a pristine bathroom with dual towel rails highlight the functional use of space. The IQ apartments draw their name from the smart technologies that the discerning buyer is looking for including Fibre NBN connection, SMATV system, Pay/FTA TV outlets, real time energy monitoring, video intercom and programmable ducted reverse cycle air conditioning (with compressor on the roof not the balcony). The building has a large lobby, an internal garden and BBQ area, as well as comprehensive security with restricted access, security cameras and reliable visitor parkings. The IQ building is directly adjacent to a light rail stop on Northbourne Avenue, a stone's throw from Lonsdale Street's cafes, bars and restaurants, a short walk to many amenities including the Canberra Centre, the Australian National University, the City Library and Lake Burley Griffin and just a 15-minute drive to the Canberra airport. Features:

- Stunning mountain views
- 2.7 m high ceiling
- Sun-drenched balcony with access from the living room and bedroom
- Extensive built ins
- Double glazing windows and sliding doors
- Reverse cycle programmable ducted air conditioning
- SMEG appliances including ceramic touch control cook-top, range-hood, fan-forced oven, dishwasher
- Stone kitchen benches
- Quality carpets and tiles throughout
- European style laundry with dryer
- Security system and smart technology
- Fibre NBN connection, SMATV system and Pay/FTA TV outlets
- Privacy and block out blinds
- Underground secure parking plus oversized storage unit
- Car space located conveniently next to lift access
- Easy access to public transport and light rail station. Walking distance to the trendy and vibrant Braddon dining precinct and Canberra Center

Bond and Rent: A bond equal to four weeks' rent will be required before the commencement of the lease. Here at Archer Canberra, we accept rent weekly, fortnightly, or monthly and our preferred payment method is direct debit. When can I see the property? Saturday exhibition times will be advertised by close of business each Wednesday. Should the open time not suit, please call our dedicated leasing department to arrange a personal inspection. Please note - if the property isn't advertised as 'Available Now' this means that the property is currently tenanted, making Saturday viewings all that we will have available until after this date. Interested in applying for this property? After you register or view the property, you'll receive a link from our leasing system <https://www.2apply.com.au/Agency/Archer>

Disclaimer: Whilst care has been taken in gathering details for properties for lease, we accept no responsibility for any inaccuracies herein. All applicants should rely on their own research to confirm any information provided. Useful Information

- A 12 month lease is the standard lease term - anything longer or shorter will be advertised or considered upon application.
- It is policy to either view the property, or have someone view the property on your behalf before your application can be accepted.
- This property meets the minimum energy standard
- Pets will be considered upon application only.