

**3/48 Henty Street, Braddon, ACT 2612**



**Apartment For Rent**

Saturday, 29 June 2024

3/48 Henty Street, Braddon, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Grace Bowman

0472759453

## **\$515 Per Week**

Large one bedroom apartment with undercover entertaining area and backyard is a rare find in the sought after Braddon area, directly across from Haig Park you are walking distance from everything. This apartment has great open plan living, galley kitchen, floor to ceiling windows and doors. Generous proportions throughout make this ground floor apartment an ideal place to call home. The kitchen is complete with electric cooking, dishwasher and stone bench tops. Fantastic enclosed courtyard for entertaining and relaxing. This apartment is located in the leafy end of Braddon, a short walk to shops and cafes but far enough from the hustle and bustle of City traffic. Please note this unit is available unfurnished only. Features include:- Reverse cycle air conditioner- Undercover entertaining area- Spacious yard- Modern kitchen- One underground car space- Cat doors installed in property - Walking distance to the City Centre 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: [https://www.justice.act.gov.au/\\_\\_data/assets/pdf\\_file/0008/2443472/Renting-Book-May-2024.pdf](https://www.justice.act.gov.au/__data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf)