

40/11 Fawkner St, Braddon, ACT 2612

Leased - \$850

Apartment 3  2  2 



## Urban Living in Vibrant Braddon Awaits!

Discover the perfect blend of style and convenience with this modern apartment located on Fawkner Street in the heart of Braddon. Known for its lively atmosphere, Braddon is a hub for dining and entertainment, making this apartment an ideal choice for those who thrive in the City. With its sleek design and practical layout, this residence offers a comfortable living space that caters to a contemporary lifestyle.

**Open for Inspection**

By Appointment.

Step outside and immerse yourself in the vibrant community that surrounds you. Enjoy a leisurely stroll to the nearby parklands or indulge in the diverse range of cafes and restaurants that line the streets of Braddon. The proximity to public transport makes commuting a breeze, while local amenities are just moments away, ensuring that everything you need is within easy reach.

Whether you're a young professional seeking convenience or someone looking to enjoy the dynamic culture of Canberra, this apartment offers an unparalleled lifestyle opportunity.

Features include:

- Two bedrooms with built-in wardrobes
  - Two balconies
  - Dishwasher
  - Open plan living
  - Reverse cycle airconditioning
- No current EER

This property has a valid exemption and is not required to comply with the minimum ceiling insulation standard.

This property is awaiting an insulation information from the Owners Corporation.

This property does not have embedded network.

Suburb Snapshot:

The suburb is one of the oldest suburbs in Canberra, a relatively young city, settled in 1822 and gazetted as a division name in September 1928. It contained

### Listed By

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