



Simply set and forget.

201 / 86 Northbourne Avenue, Braddon

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This spacious one bedroom apartment located in the modern "Phoenix" complex is currently tenanted in a fixed term lease until July 2012 achieving a great rent return at \$440 per week, making it the perfect set and forget investment for the smart buyer.

Located in the heart of the action, walking distance to the city and the surrounding social hot spots Canberra has to offer, you will have no trouble attracting future tenants. Inside you will find a large living area flowing out to the well sized balcony which is surrounded by lush trees creating a private and tranquil feel. The kitchen features Bosh dishwasher, oven and cook top and stylish glass door cupboards and the living areas are serviced by a reverse cycle air conditioner. The good sized bedroom features sliding robes and electric heating and the ensuite is equipped with a shower over bath. A big bonus not usually found in one bedroom apartments is the separate enclosed laundry ensuring easy living. EER 6



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