

**802/45 Ainslie Avenue Braddon ACT**

2  2  1 

Apply Link:

[https://apply.sortedservices.com/#/properties?id=008d20cf-82b3-4df7-acc1-0cea23a17c12&type=t&agencyCode=AU\\_RUIZ](https://apply.sortedservices.com/#/properties?id=008d20cf-82b3-4df7-acc1-0cea23a17c12&type=t&agencyCode=AU_RUIZ)

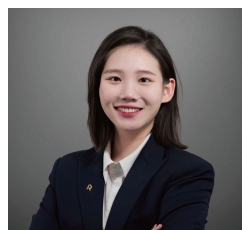
360 Virtual Tour

<https://virtual-tour.ipropertyexpress.com/vt/tour/a8a82066-f0f0-4965-bfa1-8d688f6ab933>

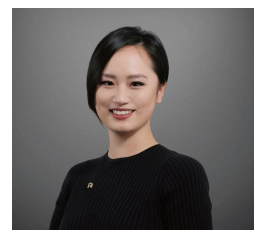
Located in the heart of the city, this apartment offers unparalleled convenience, with a plethora of cafes, shops, and fine restaurants right at your doorstep. Whether you're seeking a morning coffee or a romantic dinner for two, everything you need is just a few footsteps away.

[For full version visit the website](https://www.ruizproperty.com.au)

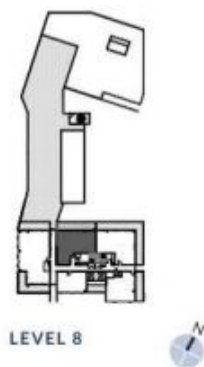
**Type** : Apartment  
**Building Size** : 108 sqm  
**View** : <https://www.ruizproperty.com.au/lease/a/ct/inner-north/braddon/residential/apartment/8027894>



**Gloria Luo**  
0402 267 667



**Kaylee Wang**  
0421 668 067



FOUNDERS  
LANE.



# TYPE 22A 2 BED, 2 BATH

INTERNAL  
86m<sup>2</sup>

EXTERNAL  
22m<sup>2</sup>

CAR SPACES  
2

0 1 2 3 4m

Whilst we endeavour to ensure the contents of these plans are correct at the time of printing, the information they contain is to be used as a guide only. The columns shown on the plans may vary in diameter or shape throughout the building. Area calculation is for gross floor area and is measured to the outside face of external walls and common area walls and to the centreline of party walls and includes riser shafts and vertical service ducts. Balcony area is measured to the inside face of balustrades. Any areas, riser shafts and vertical service ducts shown are indicative only and may be varied subject to detail design and authority requirements. The plans were completed prior to completion of the final design, engineering and construction of the building. Therefore the design, engineering, dimensions, fittings, finishes and specifications are indicative only and subject to change without notice in accordance with the provisions in the Contract of Sale.