

**11/6 Kemsley Place, Pearce, ACT 2607**



**Townhouse For Rent**

Friday, 24 May 2024

11/6 Kemsley Place, Pearce, ACT 2607

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**



Investment Team  
02 6173 6300



James Kartsonas  
0413948312

**\$600 per week**

PLEASE CLICK 'BOOK INSPECTION' TO REGISTER & BE NOTIFIED OF UPCOMING INSPECTIONS

Set privately behind its own walled front courtyard sheltered by stately street trees, this Willemssen designed townhouse has been lovingly renovated to create a sunlit sanctuary. Tucked peacefully in a very central, private and convenient pocket of Pearce, inner Woden locations don't come much better than this. Impeccably presented, this home comes tastefully furnished for the ultimate in convenience. Beautifully renovated the light and bright kitchen showcases Caesarstone bench tops, gas cooktop & combined walk in pantry/ laundry. The large open plan living area offers seamless integration between indoor and outdoor living, with two private courtyards - a large sunny North facing courtyard and also a shaded courtyard garden to the rear allows the opportunity to entertain and enjoy the outdoors. The homes' richly planted and well maintained gardens that wrap around the home create an oasis of green framed by surrounding mature trees. Both generous bedrooms are peaceful havens with serene outlooks to the leafy surrounds, and the luxurious bathroom offers full height tiling, frameless shower screen and sleek double vanity. A rare find, the home's double garage is a bonus, along with the extra storage space provided. Located a short walk away from the popular local Pearce shops, Southlands Shopping Precinct and close to Phillip and the Woden Town Centre, this location offers the perfect urban lifestyle. Features of the property include;

Fully furnished  
Single level living within a very tranquil and private setting  
Renovated kitchen with Caesarstone benchtops, gas cooktop, built in wine storage and walk in pantry  
Fully renovated bathroom with double vanity  
Reverse cycle split system air conditioning  
2 courtyards which are both private, provide excellent outdoor living and entertaining areas  
2 car garaging adding valuable storage space  
Ample visitor parking available  
Close to Pearce shops, Southlands, Phillip, Woden and Canberra Hospital  
Leafy family friendly neighbourhood close to schools and playing fields

Available: 29th May 2024

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

VITAL INFORMATION: The property is furnished  
Please note you may be required to remove your shoes prior to inspecting the property  
If no Energy Rating is displayed for this property, EER is unknown  
The property complies with the minimum ceiling insulation standard

WISH TO INSPECT: 1. Click on "BOOK INSPECTION" if this listing does not have the "BOOK INSPECTION" button please go to [raywhitecanberra.com.au](http://raywhitecanberra.com.au) website and register  
2. Register to join an existing inspection, if no time is offered or if the time does not suit, please register and we will contact you once access is arranged  
3. If you do not register, we cannot notify you of any time changes, cancellations or further inspection times

RENT INFORMATION: 1. Rent is collected fortnightly unless otherwise nominated for a longer period  
2. Bond required is equal to 4 weeks rent

DISCLAIMER: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.