

**12A/62 Wattle Street, Lyneham, ACT 2602**



**Apartment For Rent**

Monday, 15 April 2024

12A/62 Wattle Street, Lyneham, ACT 2602

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Brittinee Smith

0420624754

**\$400 per week**

PLEASE CLICK 'BOOK INSPECTION' TO REGISTER & BE NOTIFIED OF UPCOMING INSPECTIONS? This comfortable one bedroom unit is ideally situated adjacent to the Lyneham shops which include a medical practice, IGA, Capital Chemist and the infamous Tilley's Cafe. Dickson, O'Connor, Braddon and Civic are within close proximity putting you at the heart of the leafy inner North. Located within the long established 'Acacia Garden' Complex, residents can get involved with communal veggie gardens, chook run and fruit trees. The unit is functionally designed around an open plan living area opening to a full length covered balcony providing abundant natural light and tree top views. The bedroom features built in robes and the unit has the convenience of additional storage space. The updated bathroom has a bath, a luxury in a one bedroom unit. An allocated carport space provides car accommodation. If you're familiar with Lyneham, then no doubt you already love the location! Easy access to the light rail and bike paths will lead you straight to the city. Conveniently close to Australian National University and also within walking distance to Canberra's main stadium at the AIS, everything feels like it's on your doorstep on Wattle Street. Features of the property: Neat & welcoming one bedroom unit Built in robe to bedroom Bath Covered balcony with leafy outlook Allocated carport Well established complex with an emphasis on communal facilities such as veggie garden, chook run & fruit trees Walking distance to the Lyneham shops Close to Dickson, O'Connor, Braddon and Civic Bus stop within walking distance Available: 15th April 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 unfurnished 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 has a valid exemption and is not required to comply 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.