

13/18 Batman Street, Braddon, ACT 2612



Apartment For Rent

Friday, 19 April 2024

13/18 Batman Street, Braddon, ACT 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Brittinee Smith
0420624754

\$700 per week

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

A cosmopolitan and carefree lifestyle awaits at 'Gatsby' where this chicly sophisticated two-bedroom ground floor apartment rests on a tranquil, leafy street within walking distance to the vibrant Braddon precinct. Boasting a prime location, this residence offers the perfect blend of urban convenience and serene surroundings. The stunning north west facing open plan concept living /dining space invites a beautiful connection to the leafy front courtyard, with large windows and sliding door framing the verdant outlook and capture the sunlight. Blonde timber flooring floors further enhance the refined colour palette. A study nook adjacent to the kitchen, offers a built-in desk & under desk cube storage, and cupboard to further add to the flexible floorplan. The refined design of the kitchen has been thoughtfully planned with ample storage, 20mm Caesarstone benchtops with a waterfall edge, an island bench, as well as a quality Miele appliances including an electric oven, a ceramic cooktop, a range hood and a semi-integrated dishwasher. Luxuriously appointed, main bedroom features a built-in robe with mirrored doors, a generous & elegant ensuite with floor-to-ceiling tiling, a shower with rain shower head, toilet, vanity and mirrored cabinet, and sliding door access to the rear courtyard. Bedroom enjoys the same serene & private outlook, with a built in robe for streamlined storage. The glamorous main bathroom shares chic finishes as the ensuite with floor-to-ceiling tiles and oversize shower. A convenient European laundry with a sink and an washer/dryer, is located opposite the main bathroom. Ducted heating and cooling to the living space and main bedroom, along with block out blinds and curtains, ensure your comfort and privacy. Leafy and inviting the homes outdoor spaces extend your living spaces to the fresh air ,with a fenced rear courtyard that offering gated access to the internal gardens of the complex, and a hedged framed front courtyard with a wonderful covered alfresco area, that connects to Batman street. Two (side-by-side) car spaces provide easy car accommodation, along with additional storage area in the basement carpark. Braddon coveted position means you are perfectly situated to take advantage of all that inner-city living has to offer; flanked by the historic Gorman House, the leafy streets of Ainslie and Braddon and the shopping destination, The Canberra Centre. A short stroll takes you to bustling Lonsdale Street with its excellent cafes, bars and boutique shopping and entertainment. Features of the property include;

Spacious 2-bedroom apartment in a quiet, leafy street
Open-plan kitchen, dining, and living with abundant natural light
Designer kitchen with quality Bosch appliances
Study nook with desk & storage
Spacious bedrooms with built-in robes; ensuite in master
Ducted reverse cycle air conditioning to living space & main bedroom
European laundry with included dryer
Two leafy courtyards
Covered alfresco area
Open-plan kitchen, dining, and living with ample natural light
Two allocated basement car spaces
Walking distance to bustling Braddon precinct, City centre
Across the road from Gorman Arts Centre
Available: 29th 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 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.