

52 Nicholas Street, Higgins, ACT 2615



House For Rent

Friday, 5 April 2024

52 Nicholas Street, Higgins, ACT 2615

Bedrooms: 3

Bathrooms: 2

Type: House



Adrian Southern
0400509262

\$630 per week

Be quick to secure this gem of a property in Higgins. Offering great living space is this separate titled three-bedroom home in a quiet convenient location. Located within walking distance to the shopping facilities of Kippax Fair, Higgins shops, public transport and local primary schools, this property will surely please the most fastidious tenants. Open plan living areas with low maintenance timber floors, kitchen with stainless steel gas and electric cooking appliances, generous size bedrooms, superb outdoor entertaining area with an inground swimming pool, and a handy large hobbies room located separately at the back of the garage. I encourage you to take the time to view this stunning property in its quiet and convenient location. Please understand that open times are subject to change, so check the website (Allhomes.com.au) on the day of the scheduled open for any changes or cancellations. Open inspections are generally listed by COB each Thursday. If there is no upcoming inspection listed, please call our office to arrange an inspection. Application forms will be provided via email only. Please send your request to adrian@southernpropertycanberra.com.au for an electronic copy. The property does not comply with the minimum ceiling insulation standard. Applicants are required to seek consent from the lessor to keep pets on the premises. In accordance with the Residential Tenancies Act Clause 71AE Process for tenant seeking consent - the tenant must apply, in writing, to the lessor, for the lessors' consent to keep pet/s at this property. The lessor may impose conditions on consent, including but not limited to, the number and type of animals being kept, and any cost involved for rectification required as a result of the animal. Bond is equivalent to 4 weeks rent. Property Features: • Three-bedroom separate titled home • Open living areas • Loads of cupboard and bench space in the kitchen • Stainless steel gas and electric cooking appliances • Large backyard area with covered entertaining area • Inground pool (professional pool service included) • Flexible hobbies room at the back of the garage • Off street parking • Ready for occupation as of 18 April 2024 Disclaimer: Whilst every effort has been made to ensure the accuracy of the above and attached information, no warranty is given by the agent, agency or vendor as to their accuracy. Interested parties should not rely on this information as representations of fact but must instead satisfy themselves by inspection or otherwise.