

# 6 Freda Bennett Circuit, Nicholls, ACT 2913



## Townhouse For Rent

Friday, 5 July 2024

6 Freda Bennett Circuit, Nicholls, ACT 2913

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Madison Layt  
02 6173 6300

**\$550 per week**

PLEASE CLICK 'BOOK INSPECTION' TO REGISTER & BE NOTIFIED OF UPCOMING INSPECTIONS Presenting this spacious & sunny 3 bedroom townhouse situated on a treelined street, in the peaceful and prestigious suburb of Nicholls. The home welcomes you into the sunlit living area, with feature brick wall & gas heating for winter warmth. The large adjoining kitchen which includes ample bench space & gas cooking. All 3 bedrooms offer built-in robes for plenty of storage options, with the two bedrooms at the rear of the property enjoying an elevated outlook to the mature gums and the Anne Clarke Avenue playground in the green belt that backs the home. With all the convenience of townhouse living, the property has minimal grounds to maintain with a small sunny bricked courtyard and a mature plantings providing privacy at the front of the home. A single garage with internal access provides car accommodation. Living in Nicholls gives you the added bonus of being close to excellent schools, playing fields, Crace Marketplace and the Gold Creek Country Club and Golf course. Nicholls is a short drive away from all the convenience of Gungahlin Town Centre. Features of this well-presented townhouse include:- 3 bedrooms- Gas cooking- Built-in robes- Gas heating to the living area- Courtyard area- Single garage Available: 23rd July 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 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 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.