

9/95A Wakefield Gardens, Ainslie, ACT 2602

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## Townhouse For Rent

Thursday, 4 July 2024

9/95A Wakefield Gardens, Ainslie, ACT 2602

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Jamye Dudok  
0458709808

**\$800 per week**

. please ensure you visit [www.homebyholly.com.au](http://www.homebyholly.com.au) to book in for any advertised inspections relating to this property. This is the best way to be kept informed about this property and any others that may be of interest to you on your hunt for a new rental home. if you do not register, we cannot notify you of any time changes, cancellations, or further inspection times. You will be pleasantly surprised to find this light filled, beautiful townhouse in Ainslie. There are only but a few medium density homes to be found in the suburb, which makes this contemporary townhouse a unexpected and unique proposition. The position on Wakefield Gardens park, a heritage enclave tucked behind the vibrant Ainslie shops, offers the most gorgeous location for a home and lifestyle. Right in the heart of Ainslie is the boutique complex of 'Benton'. Adjoining the local shopping centre and minutes to Braddon, the townhouse is positioned to take full advantage of inner city living and urban renewal. The light rail corridor, new urban precincts, renewal of valued green spaces such as Haig park and an active healthy lifestyle supporting work, play and city living. In an exceptionally quiet position with an elevated view overlooking the treetops and roofline of the heritage cottages, the generous three bedroom townhouse soaks up the northern sunlight penetrating to the core of the living areas. Greeted by a gated secure front terrace, a vaulted entry invites you in, whilst connected open plan living spaces provide seamless indoor-outdoor flow through full length glass sliding doors. A most beautiful outdoor space is captured on the large north facing balcony, a delightful tree top alfresco space drenched in sunlight and privately screened from the street. The fortunate placement at the end of the complex delivers the largest of all the townhouses, a wall of windows allowing light filled interiors and sunlight all day long. The premium location makes this inner city dwelling a spectacular surprise in the unexpected location of Ainslie. features. largest floor plan in the development, living size 137 m2 .three-bedroom, two storey townhouse. north facing, light filled interiors, extra windows, highly desirable end position within the complex .beautiful park views. neutral tones and perfect presentation throughout .double height entry and staircase .open plan living, dining and kitchen upstairs overlooking the park .windows running along the length of the western wall in the living room .segregated main bedroom on the first level with walk-in-robe and two way bathroom. downstairs bedroom with built-in robe and ensuite accommodating a variety of family configurations or the ideal home office. bedroom three with built-in robe and beautiful park views. spacious main bathroom with bath tub, freestanding shower and separate toilet. full sized laundry with clothes dryer and ample storage .reverse cycle system in the living room. ducted gas heating. huge under stair storage space. near new paint through out. two north facing balconies, one on ground level and one on level one. underground carpark with garage space for two cars plus storage. fantastic location within Ainslie just a few steps from the Ainslie Shopping Precinct. City end of Ainslie with direct access to Braddon via Wakefield Avenue. premium city location - transformation and renewal of the city centre, rejuvenation of Haig Park, redevelopment of Northbourne Avenue and creation of new urban precincts including Mid Town and Founders Lane. 5.5 The property complies with the minimum ceiling insulation standard. available 19 July 2024. prospective tenants must obtain prior consent from the Owner of the property to keep pets on the premises. this property is unfurnished. rent is paid calendar monthly on the first day of each month. bond = 4 weeks rent. it is company policy that applicants or a representative on their behalf must inspect the property. disclaimer: hbh collective take all due care in with the details provided regarding properties for rent, however we accept no responsibility for any inaccuracies herein. All prospective parties should trust their own research.