



7/53 Elimatta Street BRADDON ACT 2612

 3  2  1

\$800

Date available: Now

[Book Inspection](#)

## Stylish City Living Townhouse

Situated in the heart of Braddon is this 2 storey, three-bedroom ensuite townhouse is sited in a perfect location so close to the City Centre.

This property has solar panels, electricity to be kept in owner's name and tenant will reimburse any usage charges. Double glazing throughout.

At a Glance:

Downstairs

- \* Sunny north/west living
- \* Separate slate tiled dining off the kitchen
- \* Kitchen with electric cooking and an abundance of storage
- \* Separate study nook
- \* Laundry with clothes dryer
- \* Underfloor heating in both bathrooms
- \* Spacious understairs storage
- \* Landscaped low maintenance front and rear courtyards

Sadil Quinlan Properties

1 / 7

\* Single lock up garage with auto roller door access

Upstairs

\* Master bedroom with full-length built-in wardrobes

\* Ensuite renovated

\* Bathroom renovated

\* Bedroom two has built in wardrobes

\* Ceiling fans

Situated only minutes from the Canberra Centre and all of the city's attractions this property is a must to view.

-There is no existing energy efficiency rating statement for the habitable part of the premises.

-This property requires permission for a pet.

-This property meets and complies with the minimum energy efficiency standard for ceiling insulation as per the residential tenancies ACT 1997

Calendar monthly or Fortnightly

rent is payable by via BPAY method

Formula - Weekly rent divided by 7 days x 365 divided x 12

WISH TO INSPECT?

1. Click on the "BOOK INSPECTION" button
2. Register to join an existing inspection
3. If no time offered, please register so we can contact you once a time is arranged
4. If you do not register, we cannot notify you of any time changes, cancellations or further inspection times

Disclaimer

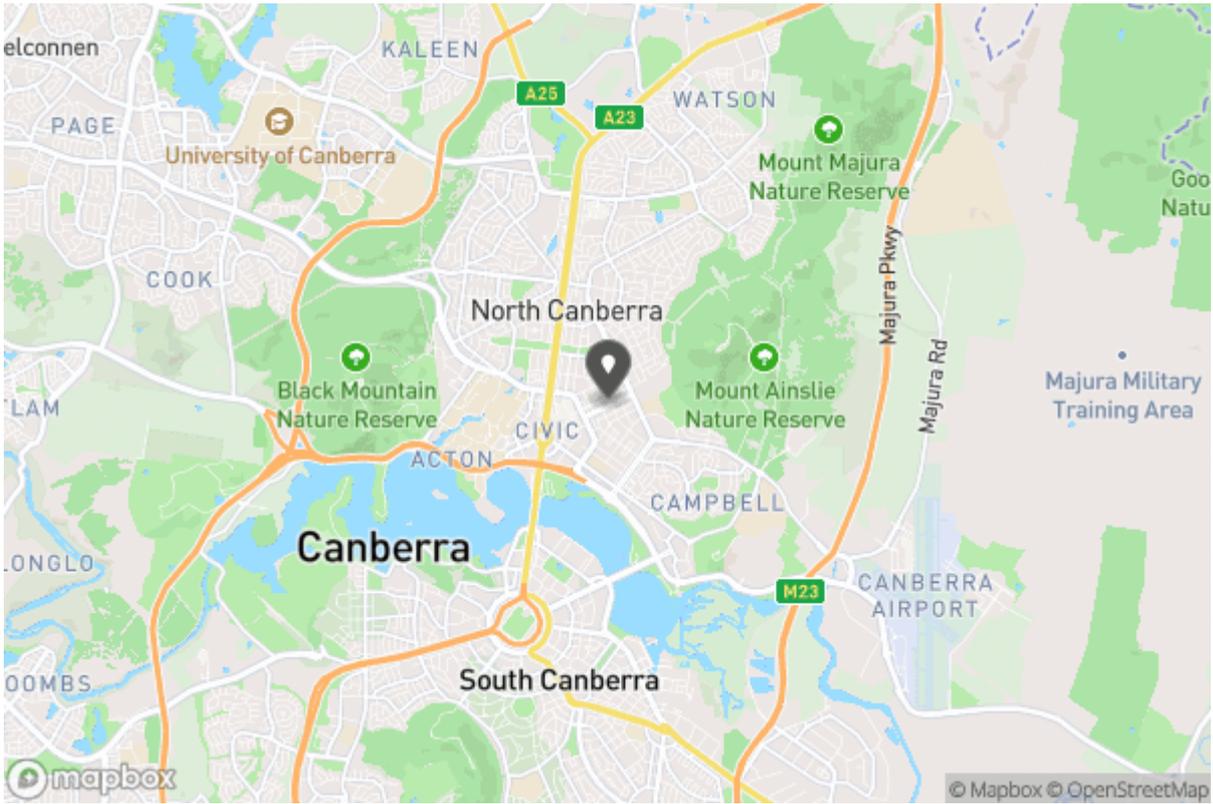
Whilst care has been taken in gathering details for properties for lease, we accept no responsibility for any inaccuracies herein. All applicants should rely on their own research to confirm any information provided

# Gallery





# Location Map





Don't forget to confirm your inspection by SMS or email

### Kay Stares

kay@sadilquinlan.com.au

02 6249 7588  
14/11 McKay Gardens  
Turner ACT 2612



### Why Book with Sadil Quinlan Properties

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

# Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](#)

<https://2apply.com.au/Property?agentID=sadilquinlan&uniqueID=IRE2201411>