



Ainslie, 8/95A Wakefield Gardens

Live the Dream in the heart of Ainslie

Nestled in a boutique development of just nine, this modern, terrace style townhouse sits on a quiet cherry blossom lined street, in the heart of Ainslie. With its sunny, north-facing frontage, views of Mt Majura and considered floorplan, this home offers the perfect blend of style and comfort in a supreme location.

The main suite, complete with a walk-in robe and ensuite, is featured on the ground floor, offering excellent privacy and separation. Upstairs, two additional bedrooms open onto a rear balcony and are serviced by a spacious bathroom with a separate shower and bath. Upstairs you will discover the spacious open-plan lounge and dining area which is filled with natural light and extends onto the front balcony through a full-length glass sliding door. Experience year-round tranquility in this unique enclosed balcony-one of only two in the complex - perfect for soaking up the sun or enjoying a morning coffee. High ceilings throughout enhance the sense of space and airiness, while polished bamboo floors add warmth and charm to the living areas. Reverse-cycle air-conditioning and ducted gas



For Lease
\$850 P/W

View
By Appointment

Contact
Antone Smith
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EER ★★★★★



LJ Hooker Dickson
(02) 6257 2111

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

heating ensures comfort year-round.

Living near the Ainslie Shops means you're just steps away from local treasures like the Bakehouse, a delightful French patisserie offering delicious treats, a family-friendly IGA known for its exceptional offerings, two fantastic hairdressers, and the famed Edgar's Inn. If you're anything like most Ainslie locals, half your time will be spent enjoying the vibrant community feel of these shops.

These rare townhouses don't come up often-seize the opportunity before it's gone!

Features:

- Boutique complex
- Large courtyard at entry
- Large main suite segregated downstairs with ensuite and walk-in-robe
- High ceilings
- Open plan living area opens through glass sliding doors to front balcony
- Both upstairs bedrooms have built-in-ropes and access to rear balcony
- Reverse-cycle air-conditioning & ducted gas heating
- European laundry behind bifold doors
- Polished bamboo floors to living areas
- Carpet to bedrooms
- Retractable Shaderunner covered rear courtyard offering year-round use
- Double automatic garage in secure basement with ample space for storage
 - Solar hot water
- On the doorstep of the Ainslie Shops
- Within a 10-minute drive to Canberra CBD
 - Partially furnished

Facts:

Availability: 20/1/2025

Lease Period: 12 months+

Applications: Applications will be accepted prior to viewing this property.

Parking: 2 car spaces in garage

Cooking: Electric oven and gas stovetop

Heating: Ducted Gas Heating & Reverse Cycle Air Con

EER: No current EER available

Adaptable housing and minimum standards: The property does comply with the minimum ceiling insulation standard

Embedded networks: The property is awaiting information from the Owners Corporation

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.

RENTING BOOK:

https://www.justice.act.gov.au/_data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf



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Disclaimer:

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WISH TO INSPECT?

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

More About this Property

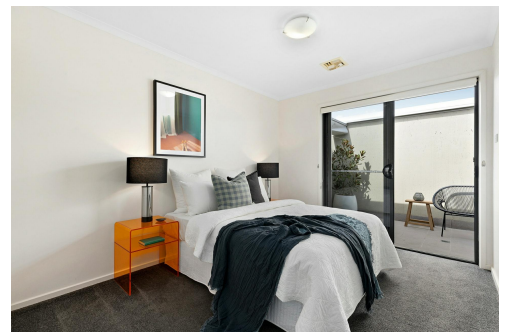
Property ID	1HKMAVF92
Property Type	Townhouse
Including	Air Conditioning Intercom Courtyard Balcony Dishwasher Floorboards Built-in-Robes Secure Parking Remote Garage

Antone Smith

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First Floor



Ground Floor

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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