

# FOR LEASE



## 7 Graham Road, Darlington SA 5047

Size (approx)	156 Sqm
Rent	\$3750.00 per month plus GST and outgoings
Zoning	Hills Neighbourhood
Availability	Available now

### **Property Features**

#### **THREE MONTH RENT FREE INCENTIVE - TERMS APPLY**

7 Rooms, Reception with b/in reception desk, lunchroom, bathroom amenities with shower, storage room. Freshly repainted throughout  
 Lovely bright reception area with tiled floor, Ample car parking to rear  
 with access to Seacombe Road, Ducted R/C Air Conditioning

Estimate of outgoings tenant liable to pay per annum		Prior to gaining access you will also be required to pay the following:  / One month's rent inclusive of outgoings & GST  / Bond (2-3 Months rent) or Bank Guarantee  / 50% of the lease preparation fees
Council Rates:	\$ 2,113.25	
SA Water Rates:	\$ 690.00	
SA Water Consumption:	as consumed	
Emergency Services Levy:	\$ 450.45	
Electricity:	as consumed	
Reconciliation Fee:	\$ 100.00	
Garden Maintenance:	\$ 400.00	
Air Conditioner Servicing:	\$ 600.00	
Insurance:	\$ 2,225.00	
Total: <b>\$6,578.70</b> plus GST (if applicable)		

**Note the tenant responsibilities also include the following**

Tenants are responsible for arranging their own Electricity, Telephone/Internet Connections & Billing

Tenants must arrange & provide evidence of Public Liability & Plate Glass Insurance Cover

Tenants are liable for the Installation & Maintenance of Fire Protection equipment in accordance with current legislation

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