








17 Officer Crescent, Ainslie

3 1 1

# Three bedrooms, modern comforts and plenty of outdoor space

Positioned in one of Canberra's most sought-after suburbs, this well-presented three-bedroom home offers the perfect combination of comfort, convenience and lifestyle. Set amongst Ainslie's leafy streets and welcoming community, you'll enjoy easy access to local shops, parks, schools and some of Canberra's best walking and cycling trails.

Inside, the home features a practical layout with fresh updates including newer carpet and paint. The spacious kitchen provides excellent storage, stainless steel appliances and a pleasant outlook over the large backyard. A dedicated dining area connects seamlessly with the living space, creating a comfortable setting for everyday living.

All three bedrooms include built-in robes, while the updated bathroom offers a modern feel. Year-round comfort is assured with ducted gas heating and reverse-cycle air conditioning.

Outside, a generous private backyard provides plenty of space to

**FOR RENT**
Please Call

**AGENTS**
Jade Ivory
0466 430 868
jade.ivory@ljhdickson.com.au

**AGENCY**
LJ Hooker Dickson
(02) 6257 2111

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.

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relax, entertain or enjoy the outdoors. A park directly across the road adds even more green space right at your doorstep.

Conveniently located just a short walk from the Ainslie Shops and only minutes from Dickson Town Centre, this home places cafés, supermarkets, schools, public transport and recreational amenities within easy reach.

Features
Three bedrooms, all with built-in robes
Updated carpet and paint
Spacious kitchen with excellent storage and stainless-steel appliances
Dedicated dining area
Updated bathroom
Ducted gas heating
Reverse-cycle air conditioning
Large private backyard
Parkland directly opposite
Approximately 10-minute walk to Ainslie Shops
Approximately 2-minute drive to Dickson Town Centre
Close to Mount Ainslie walking trails and Dickson Wetlands
Convenient access to local schools including Merici College, Daramalan College, North Ainslie Primary School and Campbell High School

Availability: 12 June 2026
Lease Period: 12 Months
Ceiling Insulation: R4.5
NBN: Unknown
EER: Unknown
Disability Access: No
Embedded networks: No

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

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.act.gov.au/__data/assets/pdf_file/0006/2608620/The-Renting-Book-September-2025.pdf

Disclaimer:
Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER DICKSON does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

Please note: The images provided are general in nature and may not specifically reflect the unit number advertised. The finishes, fixtures and fittings remain consistent across the complex however layouts may vary. Please get in touch with us to confirm any specifics in question.

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,

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cancellations or further inspection times.

## MORE DETAILS

| | |
|---|---|
| Property ID | 1HKNEBF92 |
| Property Type | House |
| Including | Dishwasher<br>Built-in-Robes |

**Jade Ivory 0466 430 868**
Executive Property Manager & Business Development Manager | jade.ivory@ljhdickson.com.au

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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