








36A Sherbrooke Street, Ainslie

3 1 0

# Plenty of Charm!

On Sherbrooke Street sits this well presented 3 bedroom home with new carpet and a large backyard.

The bedrooms are extremely large, making it great for groups or a family. All bedrooms feature built in robes and the living area has large pane windows that draws the afternoon sun through.

This property also features:
- Ducted Gas heating
- Electric cooking
- Garden shed
- Bath tub
- Large backyard
- Blinds to living room

Availability: 01/07/2026
Lease Period: 12 months
Cooking: Electric oven and stovetop
Ceiling Insulation: UNKNOWN
NBN: UNKNOWN
EER: UNKNOWN
Disability Access: NO

**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.

LJ Hooker

Adaptable housing and minimum standards: The property does not comply with the minimum ceiling insulation standard.

Embedded networks: NO

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.

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 DETAILS

| | |
|---|---|
| Property ID | 1HKNE3F92 |
| Property Type | House |

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

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