



11 Grace Place, Amaroo

## Beautiful Two Storey Townhouse

Located on a quiet cul-de-sac, this three bedroom townhouse is perfectly located with Yerrabi Pond within walking distance and close by to schools, shops and the Gungahlin Town Centre.

When you first walk in you will notice just how much natural light that the living areas receive. The dining area flows out onto the deck giving you ample room for entertaining and the kitchen offers gas cook top and dishwasher. Conveniently, there is also a powder room located on the lower floor.

The three bedrooms are located on the upper level. The master includes an en suite and balcony with views of the neighboring park. All three bedrooms offer built ins, and the bathroom includes a bath and separate shower. There is also a single garage, with space for a second car behind. To finish off the property, there is a small yard and easy to maintain garden.

Facts:

Availability: Now

Lease Period: 12 months

Parking: 1 Car Garage

3  1  1 

### FOR RENT

\$650 P/W

### VIEW

Sat 14th Mar @ 2:25PM - 2:40PM

### AGENTS

Judy Arnott

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Jade Ivory

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### 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**

Cooking: Gas stove and electric oven  
A/C: Ducted heating  
EER: not available for this property

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-January-2025.pdf](https://www.act.gov.au/_data/assets/pdf_file/0006/2608620/The-Renting-Book-January-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.

**IF THE PHOTOS ARE NOT OF THE PROPERTY ITSELF PLEASE USE THIS:** 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, cancellations or further inspection times.

**EER** ★★★★★

## MORE DETAILS

Property ID 1HKN4UF92  
Property Type House  
Including Ensuite  
Ducted Heating  
Deck  
Dishwasher  
Built-in-Robes

### Judy Arnott

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Executive Property Manager & Business Development Manager |  
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