



Amaroo, 16 Phelp Court

Neat and Tidy 3 Bedroom Freestanding Home

** 6 MONTH LEASE

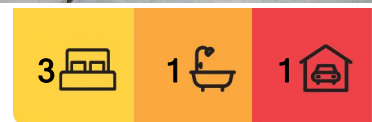
- Freshly painted throughout
- Separate lounge; Open plan kitchen and dining
- Kitchen with gas cooktop and dishwasher
- 3 bedrooms with built in robes
- Split system reverse cycle air conditioning
- Covered deck overlooking the backyard
- Single garage

In a great location, close to Yerrabi Ponds and the walking tracks. It is a short drive to Amaroo School, Good Shepherd Primary and Amaroo Village as well as the Platypus Shops. Gungahlin Town Centre is only a 5 minute drive and 25 minutes to Canberra City.

This property does comply with minimum ceiling insulation standards. EER is 3.5



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.



For Lease
\$575 per week

View
By Appointment

Contact
Lyn Fairweather
0402 477 950
lyn.fairweather@ljhooker.com.au

EER ★★★★★

LJ Hooker Gungahlin
(02) 6213 3999

PETS: please be aware that at all stages of tenancy this property requires consent to be sought in writing for the keeping of any pets at the premises. Consent must be provided in writing before any pets are at the premises.

TO ARRANGE AN INSPECTION PLEASE:

1. Click on book inspection button
2. Complete your details
3. Answer pre-qualifying questions
4. Register for a time

NOTE: IF you do not register you will not be notified of cancellations or changes to the inspection. If no-one has registered for the inspection, the inspection will not go ahead. Alternatively call the office on 6213 3999 to book an appointment.

Disclaimer: While all care has been taken in compiling information regarding properties marketed for rent, we accept no responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate information provided.

More About this Property

Property ID	35JUGCY
Property Type	House
Land Area	431 sqm
EER	3.5
Including	Air Conditioning

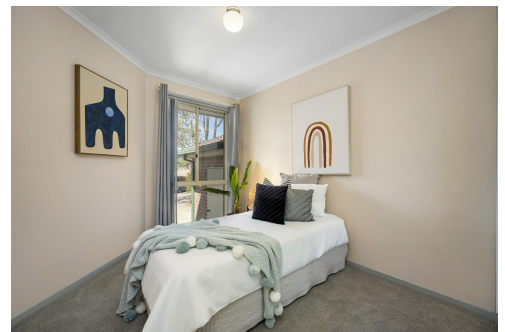
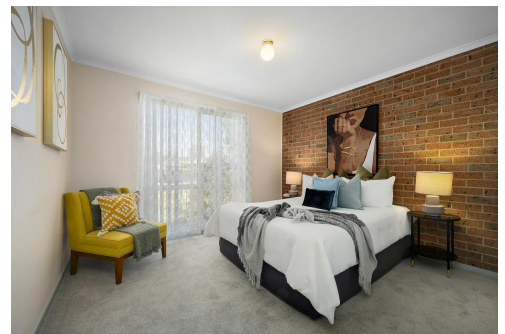
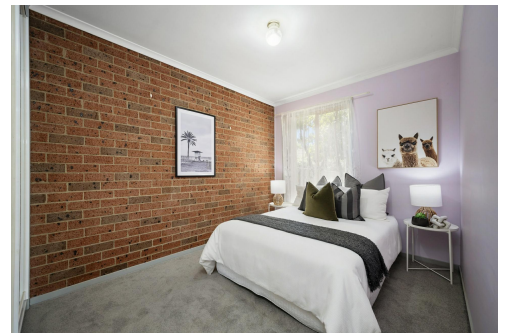
Lyn Fairweather 0402 477 950

Director Property Management | lyn.fairweather@ljhooker.com.au

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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.

16 Phelp Court, Amaroo

Produced by DIAKRIT