



## Amaroo, 2/3 Ling Place

### 3 Bedroom Townhouse

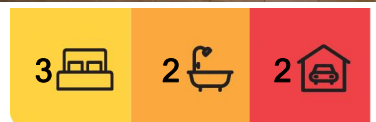
- Formal lounge and dining room;
- Open plan kitchen and family room
- Kitchen with gas cooking and dishwasher
- 3 bedrooms; main with ensuite and walk in robe; other bedrooms have built in robes
- Ducted gas heating; ceiling fans to living areas and two bedrooms; NBN
- Covered rear pergola; low maintenance backyard
- Double garage with internal access
- Excellent public transport options, with bus stops located within walking distance providing easy access to Gungahlin, Belconnen, and the Canberra City Centre.

\* Amaroo Shopping Centre: Just a 5-minute drive away, offering supermarkets, cafes, and local retail stores.

\* Gungahlin Town Centre: Only 10 minutes by car, providing a wide range of dining, shopping, and entertainment options.



**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**  
Please Call

**View**  
[ljhooker.com.au/350HGCV](http://ljhooker.com.au/350HGCV)

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**EER** ★★★★★

**LJ Hooker Gungahlin**  
**(02) 6213 3999**

\* Local Schools: Amaroo Public School is across the road and Good Shepherd Primary School is just a short distance away, making the home ideal for families with children.

\* Parks and Recreation: A variety of parks and outdoor spaces are nearby, including Yerrabi Pond, which is great for walking, cycling, or enjoying a picnic by the water.

EER: Unless an EER is stated, there is no current EER available.

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

<b>Property ID</b>	350HGCV
<b>Property Type</b>	Townhouse
<b>Land Area</b>	531 sqm

### Janelle Heaton

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Director Property Management | [lyn.fairweather@ljhooker.com.au](mailto:lyn.fairweather@ljhooker.com.au)

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