

## Belconnen, 11/11 Joy Cummings Place

Spacious living areas and room for all

This beautiful villa offers space, comfort and style in the heart of Belconnen and is positioned on the edge of Lake Ginninderra.

Light bright and well proportioned, this home includes 3 generous size bedrooms, two bathrooms, a third toilet and a single garage.

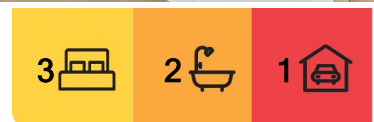
The living and dining areas cater for formal and informal entertaining and merge beautifully between indoor and outdoors.

Features include:

- \* Main bedroom with ensuite and walk-in robe
- \* Built in robes to all bedrooms.
- \* Designer kitchen with stone bench tops, pantry, dishwasher, gas cooking
- \* Tiled open plan living areas.
- \* Downstairs powder room.



**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**  
\$790 Per Week

**View**  
By Appointment

**Contact**  
**Leasing Team**  
0418 631 503  
leasingconsultant@ljhbelconnen.com.au

**EER** ★★★★★

**LJ Hooker Belconnen**  
(02) 6251 1477

- \* Ducted reverse cycle air conditioning for year round comfort
- \* Single garage with auto door and internal access
- \* Resort style living with swimming pool & barbeque area in complex

12 Month Lease

The property complies with the minimum ceiling insulation standard.

EER Unknown

#### TO INSPECT THIS PROPERTY

- 1.You can Register to join an existing inspection or Register to be notified when inspection times are available.
- 2.Click on the BOOK INSPECTION button and choose your inspection time.
- 3.If this listing does not have the BOOK INSPECTION button, please go to Belconnen.ljhooker.com.au to Register.
- 4.If you do not Register, we cannot notify you of any time changes, cancellations, or future inspection times.

**PETS:** Please be aware that at all stages of your tenancy this property requires consent to be sought from the property owner for the keeping of any pets at the property. Consent must be provided before any pets are on the property.

#### Disclaimer

Information contained herein is gathered from external sources we consider to be reliable. Whilst all care has been taken regarding all information compiled for this rental advertisement LJ Hooker Belconnen does not give any guarantee or warranty about the information provided and does not accept responsibility and disclaims all liabilities as to any errors or inaccuracies contained herein. We advise prospective tenants to rely on their own investigations and in-person inspections to ensure this property meets their individual needs and circumstances.

## More About this Property

Property ID	HNRY8F8H
Property Type	Townhouse
Including	Ducted Cooling Ducted Heating Courtyard Balcony Dishwasher Built-in-Robes Fully Fenced Remote Garage

#### Leasing Team 0418 631 503

Property Investment Manager | leasingconsultant@ljhbelconnen.com.au

#### LJ Hooker Belconnen (02) 6251 1477

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