



23 Louisa Briggs Street, Bonner

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## Perfect Blend of Comfort and Convenience

Located in a friendly neighborhood, close to local amenities, parks, and schools, making it an ideal choice for anyone looking to settle in Bonner.

- Modern kitchen with quality gas appliances, ample storage, and central island bench
- Flexible family layout with dedicated living and dining areas
- Covered alfresco area off main living room perfect year-round entertaining.
- Main bedroom with ensuite and walk in robe; additional two bedrooms with built-in storage
- Spacious main bathroom easily accessible from the additional bedrooms
- Ducted reverse cycle air conditioning; NBN available
- Double garage with internal access and remote door
- Easy care, fully fenced low maintenance backyard
- Walking distance to Bonner Schools and Amaroo Shopping Centre

Perfectly positioned for convenient family living this home is close to buses, local schools, supermarkets, shops, cafés, and restaurants. Enjoy easy access to Horse Park Drive, with Brindabella Park

### FOR RENT

Please Call

### AGENTS

Madeline McKell  
leasing@ljhgungahlin.com.au

### AGENCY

LJ Hooker Gungahlin  
(02) 6213 3999

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.



approximately 21 minutes away, Canberra City 27 minutes, and Gungahlin Town Centre only a short 10-minute drive.

The property complies with the minimum ceiling insulation standard.

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 DETAILS**

Property ID	36VMGKY
Property Type	House
EER	4
Including	Dishwasher Built-in-Robes Remote Garage

**Madeline McKell**

| [leasing@ljhgungahlin.com.au](mailto:leasing@ljhgungahlin.com.au)

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