



# Chifley, 30 Anderson Street

## MODERN FAMILY HOME

Updated and modern spacious open plan home available early May.

This home is located in a quiet street in Chifley, conveniently located 1km from Westfield Shopping Mall, Canberra Southern Cross Club, many restaurants and bars to indulge.

For those working at the hospital this home is situated 2.4km from The Canberra Hospital, a 7 minute drive or 35 minute walk. For those working in the city it is a 17 minute drive to London Circuit, this home is perfectly located for those who drive or walk to work.

The three large bedrooms offer built in robes and you will be pleased to find a segregated bathroom. The property has a large studio at the rear of the property, which has so much potential from kids play rooms to artist studios or even a desirable man cave.

Features of this property include:



**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.

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1

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**For Lease**  
Please Call

**View**  
[ljhooker.com.au/HNZCHF8H](http://ljhooker.com.au/HNZCHF8H)

**Contact**  
**Leasing Team**  
0418 631 503  
[leasingconsultant@ljhbelconnen.com.au](mailto:leasingconsultant@ljhbelconnen.com.au)

**EER** ★★★★★

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

- \* Gas Heating
- \* Reverse cycle air-conditioning
- \* Venetian Blinds
- \* Dishwasher
- \* Covered deck/entertaining area
- \* Easy care yard
- \* Large Driveway

12 Month Lease

The property has a valid exemption and is not required to comply 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](http://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.



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## More About this Property

Property ID	HNZCHF8H
Property Type	House
Including	Air Conditioning Dishwasher Built-in-Robes

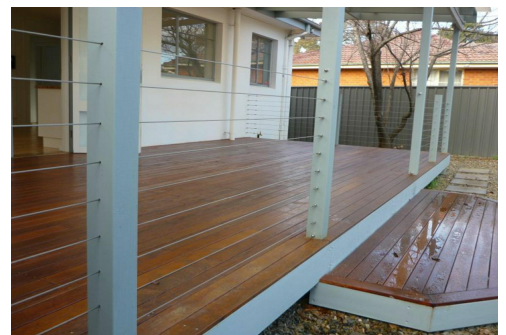
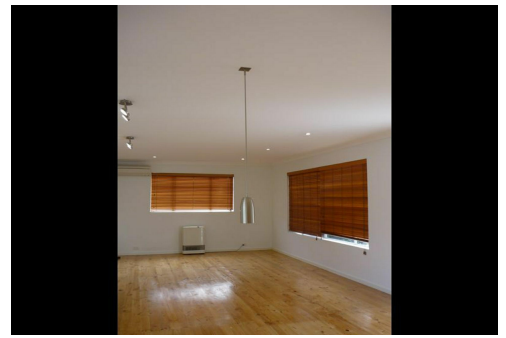
### Leasing Team 0418 631 503

Property Investment Manager | [leasingconsultant@ljhbelconnen.com.au](mailto:leasingconsultant@ljhbelconnen.com.au)

### LJ Hooker Belconnen (02) 6251 1477

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