



## Chifley, 16/45 Eggleston Crescent

### Refreshed studio apartment

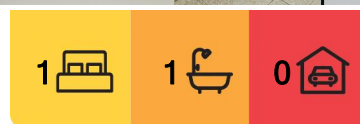
Refreshed studio in Chifley conveniently located beside the Chifley Shopping Centre offering a well-stocked supermarket and the popular "A Bite To Eat" cafe. It is also a short distance to Canberra Hospital and the Woden Town Centre. The complex offers a communal laundry, parking spaces and opens up to a large oval, perfect for exercise!

#### Features:

- Near new living room flooring
- Refreshed bathroom
- Recently painted throughout
- Near new blinds throughout
- Full sized bath and separate toilet
- Electric stove and oven
- Shared laundry
- Very close to public transport



**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/1HKMBQF92](http://ljhooker.com.au/1HKMBQF92)

**Contact**  
**Antone Smith**  
[Antone.smith@ljhdickson.com.au](mailto:Antone.smith@ljhdickson.com.au)

**EER** ★★★★★

**LJ Hooker Dickson**  
**(02) 6257 2111**

- Car spaces available on-site

Facts:

Availability: 3/2/2025

Lease: 12 months

Parking: Resident car park

Cooking: Electric oven and cooktop

EER: N/A

Adaptable housing and minimum standards: Does not comply with the minimum ceiling insulation standard

Embedded networks: The property is awaiting information from the Owners Corporation

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

RENTING BOOK:

[https://www.justice.act.gov.au/\\_data/assets/pdf\\_file/0008/2443472/Renting-Book-May-2024.pdf](https://www.justice.act.gov.au/_data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf)

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER DICKSON does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

WISH TO INSPECT?

1. Click on the "BOOK INSPECTION" button available on our website
2. Register to join an existing inspection
3. If no time offered, please register so we can contact you once time is arranged
4. If you do not register, we cannot notify you of any time changes, cancellations or further inspection times.

## More About this Property

|               |           |
|---------------|-----------|
| Property ID   | 1HKMBQF92 |
| Property Type | House     |

**Antone Smith**

Business Development Manager | [Antone.smith@ljhdickson.com.au](mailto:Antone.smith@ljhdickson.com.au)

**LJ Hooker Dickson (02) 6257 2111**

36 Woolley Street, DICKSON ACT 2602

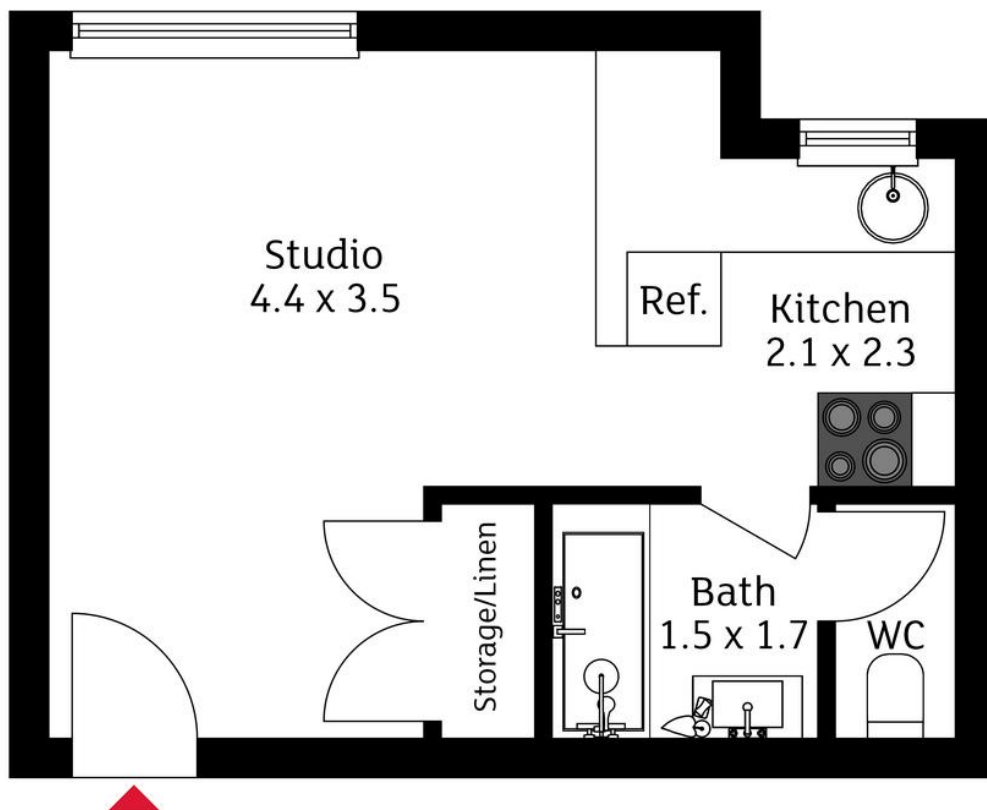
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

16/45 Eggleston Crescent, Chifley

Produced by DIAKRIT