







Conder, 36/75 Box Hill Avenue

Newly Renovated 3-Bedroom Townhouse

3 | 1 | 2

For Lease
Please Call

View
ljhooker.com.au/CHPHQH

Contact
Casey Myers
rentals.tuggeranong@ljhooker.com.au

Welcome to your new home at 36/75 Box Hill Avenue, Conder! This newly renovated, beautifully presented 3-bedroom, 1-bathroom townhouse is the perfect blend of comfort, style, and convenience, making it ideal for families or professionals seeking a serene living environment.

Property Features:

- Spacious Bedrooms: Enjoy generously sized bedrooms, offering ample natural light and built-in wardrobe for all your storage needs.
- Modern Bathroom: The home boasts a well-appointed bathroom, ensuring convenience for busy mornings and providing a touch of luxury with contemporary fixtures.
- Open-Plan Living: The heart of the home features a bright and airy open-plan living and dining area, perfect for entertaining guests or relaxing with family. Large windows invite an abundance of natural light, creating a warm and inviting atmosphere. Brand new kitchen

EER ★★★★★★

LJ Hooker Tuggeranong
(02) 6189 0100

LJ Hooker

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.

appliances & x2 reverse cycle air conditioner systems.
- Outdoor Space: Step outside to your private courtyard to simply unwinding after a long day boasting a low maintenance garden for ease of care.

Renovations & Updates:
- x2 Reverse Cycle Air Conditioner Systems (located in living & dining rooms)
- Electric Hot Water System
- New Carpet Throughout
- New Roller Blinds & Vertical Blinds
- New Electric Oven & Stovetop
- New Front & Screen Door
- Whole House Professionally Painted (including garage, internal doors & wardrobe doors)
- New Vanity in Bathroom

Location Highlights:

Situated in the sought-after suburb of Conder, this townhouse is conveniently located near Saint Clare of Assisi Primary School, Lanyon High School, Charles Conder Primary School, Lanyon Marketplace including local restaurants, parks and public transport.

Don't miss out on this fantastic opportunity to lease a beautiful home in a prime location. Contact us today to arrange a viewing and make 36/75 Box Hill Avenue your new address!

For inquiries or to schedule a viewing, please contact us on 02 6189 0100.

Available: Now!

EER: No current EER

Ceiling insulation: This property does comply with minimum ceiling insulation standards.

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

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

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.

More About this Property

Property ID	CHPHQH
Property Type	Townhouse

Casey Myers
Property Management Business Development Manager |
rentals.tuggeranong@ljhooker.com.au

LJ Hooker Tuggeranong (02) 6189 0100
Suite 1, 1st Floor, South Point Shopping Centre, 210 Anketell Street
tuggeranong.ljhooker.com.au | tuggeranong@ljhooker.com.au











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.