



Denman Prospect, 44/26 Marie Little Crescent

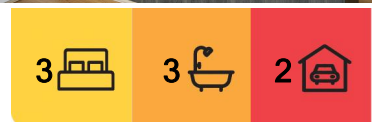
Executive Tri Level Townhouse in Central Location

- *Open plan living & dining area, opening to large balcony
- *Well equipped kitchen with stone benchtops, ample storage and breakfast bar
- *A multi-purpose room/ 3rd bedroom or living space that opens out to the front courtyard is located on the main level
- *Large main bedroom upstairs with built-ins and ensuite
- *2nd bedroom upstairs with built-ins & own bathroom
- *Powder room on main floor
- *Ducted reverse cycle heating & cooling; NBN
- *Double garage

This tri level townhouse in the "Elody" Complex is within a 5 minute walk to public



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/33EBGCY

Contact

Amaya Massis

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EER ★★★★★

LJ Hooker Gungahlin
(02) 6213 3999

transport, only a 15 minute walk to popular Denman Shops including cafes, bars, gym, IGA.

Coolman Court is under a 10 minute drive, and within 25 minutes of the CBD.

This property complies with the minimum ceiling insulation standard.

Disclaimer:

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

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 About this Property

Property ID 33EBGCV

Property Type House

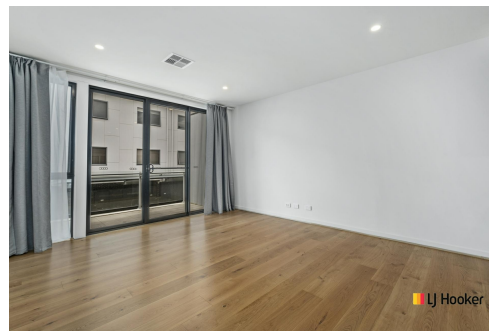
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Business Development Manager | amassis@ljhgungahlin.com.au

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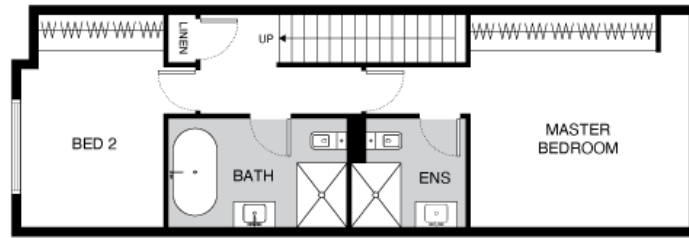
Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street, GUNGAHLIN ACT 2912

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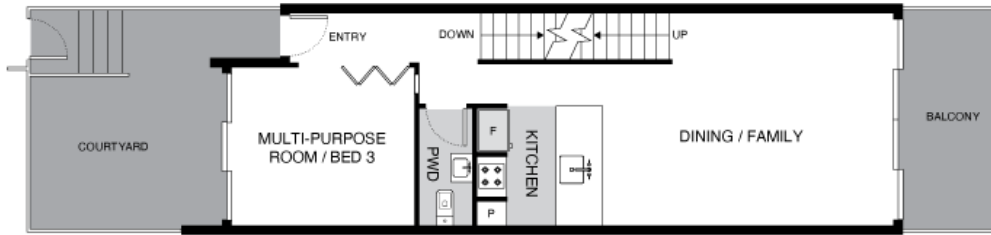


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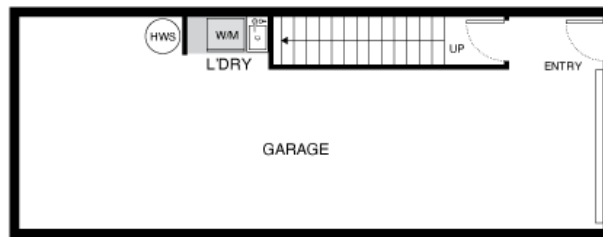
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UPPER FLOOR PLAN



GROUND FLOOR PLAN



LOWER FLOOR PLAN

THIS FLOORPLAN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE. ALL INFORMATION CONTAINED IS GATHERED FROM SOURCES WE BELIEVE TO BE RELIABLE. WE CANNOT GUARANTEE ITS ACCURACY AND INTERESTED PARTIES SHOULD RELY ON THEIR OWN ENQUIRIES.