



## Dickson, 6/11 Moncrieff Street

### Modern Townhouse

These boutique townhouses are located in the bustling Dickson precinct and have been designed to ensure you live your life with ease. Situated moments from the Dickson Town Centre, local schools and the light rail. You will have all the local amenities and features you need within a stone's throw away; this is an opportunity too good to miss out on!

Ideally set with street frontage, this boutique development extends its excellent use of space and quality finishing's over two spacious levels. Cleverly designed to maximise space at every turn, each property with its own fully enclosed rear courtyard.

With Daramalan High School based at the bottom of the Street, the Dickson Wetlands a short stroll away, and the ever growing and developing Dickson shopping and restaurant hub just moments away.

Features 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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**For Lease**  
Please Call

**View**  
[ljhooker.com.au/2BWQFHK](http://ljhooker.com.au/2BWQFHK)

**Contact**  
**Selena Wang**  
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EER



**LJ Hooker Canberra City**  
(02) 6249 7700

- Bosch appliances
- Double glazed windows
- Induction cooking
- Powder room on ground floor
- Stairwell access from basement to backyard
- Ducted heating and cooling
- Side by side car spaces in basement and large storage cage
- Walking distance to Dickson shops
- Local schools a stone's throw away

No current EER

The property does not comply with the minimum ceiling insulation standard.

The photo was taken from a similar unit, not for unit 6.

#### Suburb Snapshot

Dickson is a suburb in the Inner North of Canberra, Australia. It is named after Sir James Dickson (1832–1901) who was a Queensland advocate of Australian Federation and one of the founders of the Australian Constitution.

The suburb contains the Dickson Centre, a significant commercial centre in Canberra's Inner North containing the Woolworths Supermarkets outlet with the greatest turnover in Australia. The centre contains an ambulance station, office buildings, many shops and the Dickson Baptist Church.

The suburb is characterised by leafy streets, detached single dwelling houses, and double story duplex townhouses.

#### Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER CANBERRA CITY 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.

#### 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)



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## More About this Property

<b>Property ID</b>	2BWQFHK
<b>Property Type</b>	Townhouse
<b>Including</b>	Ducted Cooling Ducted Heating

**Selena Wang 0433 893 510**

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