



LJ Hooker



46 Phillip Avenue, Downer

3 1 2

## Well Maintained Home in Prime Location

Well maintained home recently painted on level block.

- L-shaped lounge dining and kitchen
- Kitchen with electric cooking, dishwasher and good bench space
- 3 bedrooms with built in robes
- Split system reverse cycle air conditioning in lounge and 2 of the bedrooms
- Good sized yard and includes garden maintenance and lawn mowing October - March
- Tandem carport with roller door plus one garden shed - please note the second garden shed is not for tenant use

### FOR RENT

\$750 per week

### VIEW

Wed 4th Feb @ 11:30AM - 11:40AM

### AGENTS

Lyn Fairweather  
0402 477 950

lyn.fairweather@ljhooker.com.au

### AGENCY

LJ Hooker Gungahlin  
(02) 6213 3999

In a great location, you can walk to Watson shops or over to Epic for the Farmers Markets, it is a 5 minute into Dickson and 15 minutes to Canberra City or walk up to the Phillip Ave stop to catch the light rail.

This property does comply with minimum ceiling insulation standards. 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.

**Disclaimer:** 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 DETAILS**

Property ID 3691GCY  
Property Type House

**Lyn Fairweather 0402 477 950**

Director Property Management | [lyn.fairweather@ljhooker.com.au](mailto:lyn.fairweather@ljhooker.com.au)

**LJ Hooker Gungahlin (02) 6213 3999**

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