



3 Pattinson Crescent, Flynn

## Alfresco family living

This four bedroom property is an entertainers delight all year round, with 3 different entertaining areas to choose from.

Light filled interiors with separate living and dining and a contemporary kitchen with new appliances makes living here a breeze. Four generous sized bedrooms with the master including an ensuite.




Surrounded by gorgeous established gardens, the spacious family home offers low maintenance living and relaxed indoor/outdoor entertaining. Local schools, shops and transport are all close by.

- Separate living and dining areas
- Three outdoor spaces for dining alfresco/entertaining
- Contemporary kitchen
- Four generously sized bedrooms include a main with ensuite
- Ducted gas heating, evaporative cooling,
- Double garage with loft storage,
- Off street parking
- Close to Westfield Belconnen and parklands

EER N/A

This property does not comply with the minimum ceiling insulation standards

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 RENT

Please Call

### AGENTS

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### AGENCY

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Disclaimer:

Wish to Inspect?

1. Click on the "Book Inspection" button
2. Register to join an existing inspection
3. If not 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.

Disclaimer:

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

## MORE DETAILS

Property ID                    1HF9F9U  
Property Type                House

### Corey Thompson

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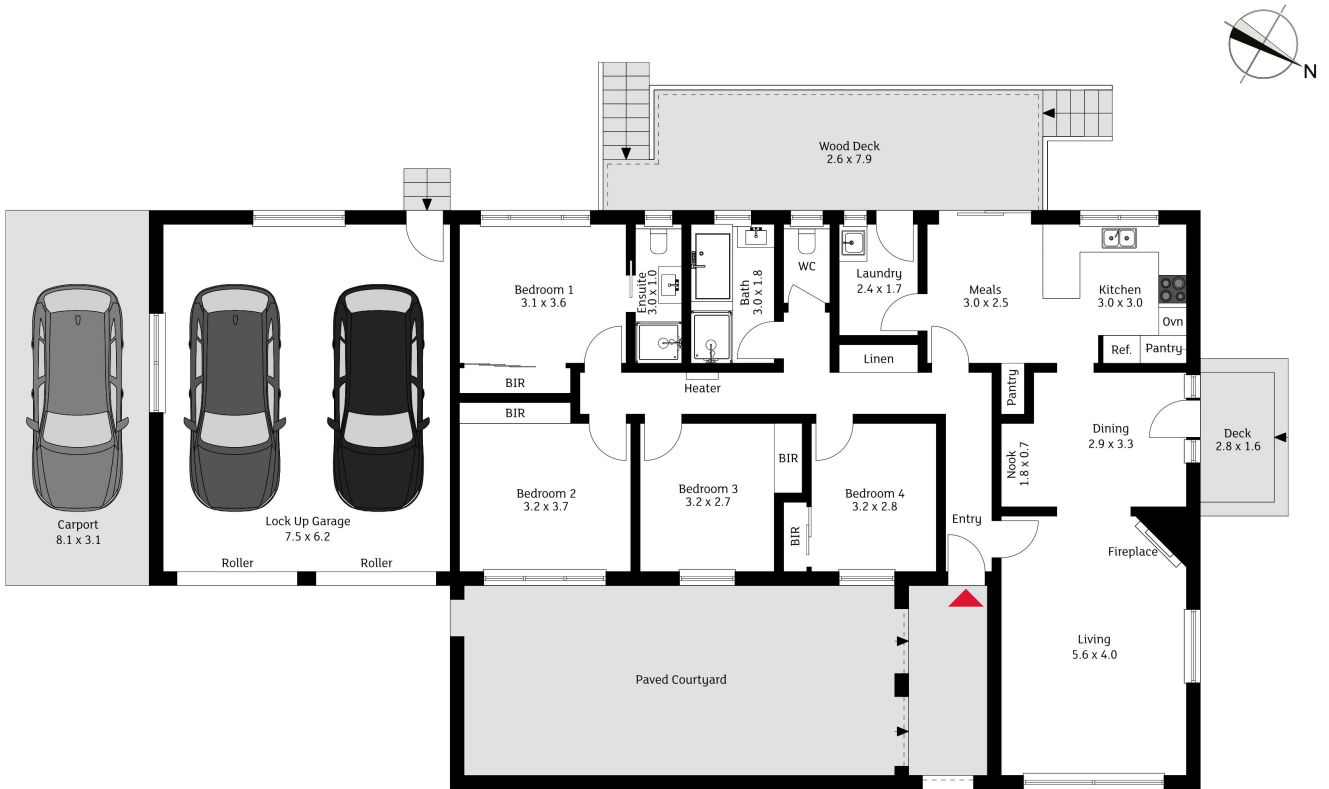
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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