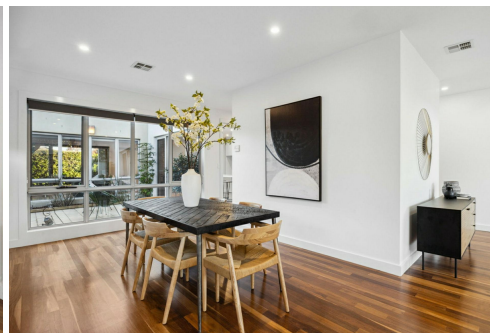
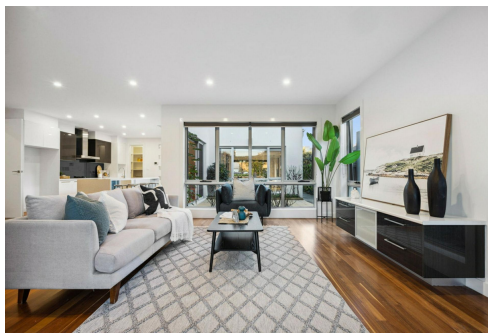
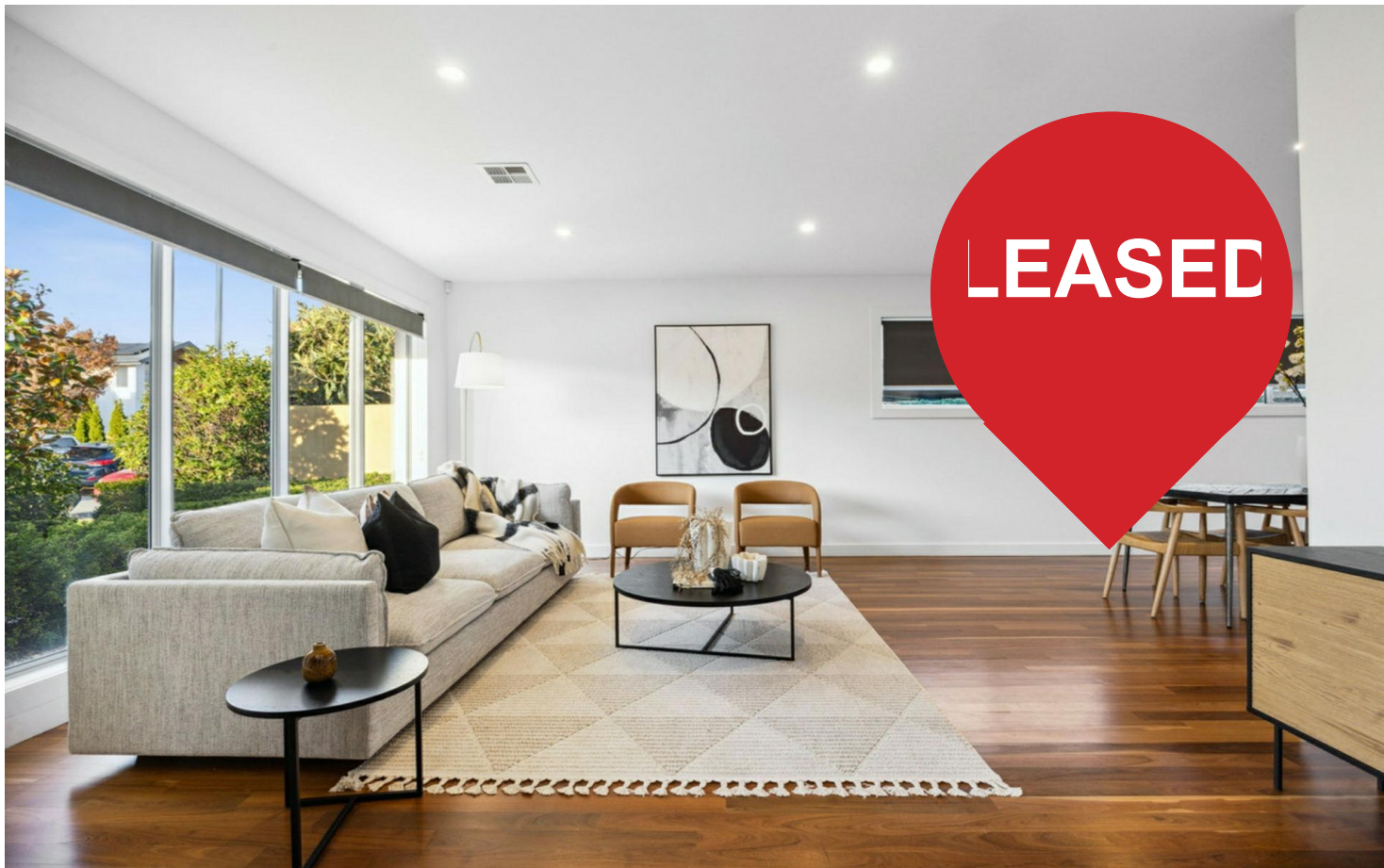




Forde, 3 Denoon Street

Perfect Family Home

Discover the perfect blend of convenience, comfort, and tranquility in this exquisite family home located at 3 Denoon Street, Forde. Offering an array of desirable features and an enviable location in one of Canberra's tightly held suburbs, this property presents an unparalleled opportunity for your family's next chapter.

Spanning across two levels, this spacious home provides ample room for every member of the family to thrive. Boasting five oversized sized bedrooms, three and a half bathrooms, and a double garage with an additional storage room, there's plenty of space for all your living needs. The open plan living and kitchen area seamlessly connect, featuring a walk-in pantry, two half dishwashers, and Smeg appliances, creating an ideal hub for everyday life. Timber flooring throughout the lower level adds warmth and elegance to the space, while reverse cycle heating and cooling ensures year-round comfort.

Step outside to discover alfresco living at its finest, complete with an outdoor kitchen ideal

5

3

2

For Lease
Please Call

View
ljhooker.com.au/2BE2FHK

Contact
Selena Wang
0433 893 510
selena.wang@ljhcanberracity.com.au

EER ★★★★★

LJ Hooker Canberra City
(02) 6249 7700



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 entertaining guests or simply enjoying the fresh air. The low-maintenance backyard, equipped with a garden shed, offers practical storage solutions and requires minimal upkeep, allowing for more time to enjoy the outdoor space stress-free.

This home is situated in close proximity to local shops, the bustling Gungahlin Shopping Centre, and local schools including Burgmann Anglican School, Bonner Primary School, Amaroo School, and Gungahlin College. For nature lover's, embrace the beauty of Mulligans Flat Nature Reserve just a leisurely stroll away, providing endless opportunities for outdoor adventures, bushwalks, and wildlife encounters right at your doorstep.

Features include:

- Outdoor kitchen perfect for entertaining
- Five generously sized bedrooms
- Double garage with additional storage room
- Open plan living and kitchen area
- Walk-in pantry
- Two half dishwashers
- Timber flooring throughout lower level
- Reverse cycle heating and cooling
- Garden shed for storage

No current EER

The property does not comply with the minimum ceiling standard.

Suburb Snapshot

Twenty-nine percent of the suburb is devoted to green space. The suburb includes 11 main parks and 39 hectares of wetlands and nature reserves with trails designed for eco-activity. As a consequence, every home situated within 200 metres of a landscaped park, wetland or nature reserve.

Mulligans Flat Nature Reserve compasses natural habitat, rich Indigenous history and reflects a colourful European heritage. The reserves is also one of the best bird-watching sites in the ACT, and home to the rare regent honeyeater and Forde's own superb fairy wren. The nature reserves at Mulligans Flat and nearby Goorooyarroo, include four native bird species and populations of rare shingleback lizard, echidna, frog and reptile species. In 2005 the ACT Government passed the Domestic Animals (Cat Containment) Amendment Act into law which requires residents in Forde and nearby Bonner to keep any cats indoors or in an outdoor enclosure 24 hours per day.

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



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before any pets are at the premises.

RENTING BOOK:

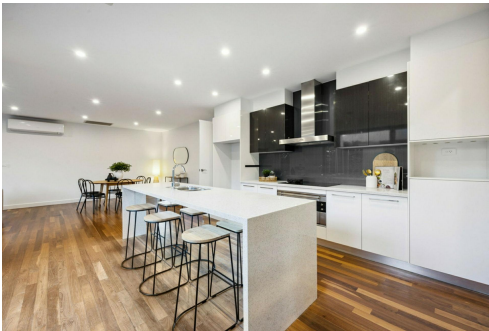
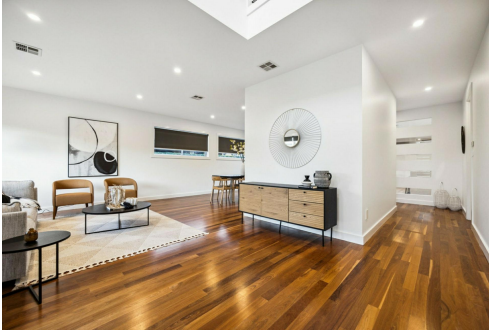
https://www.justice.act.gov.au/_data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf

More About this Property

Property ID	2BE2FHK
Property Type	House
EER	4
Including	Air Conditioning Ducted Cooling Ducted Heating Courtyard Dishwasher Floorboards

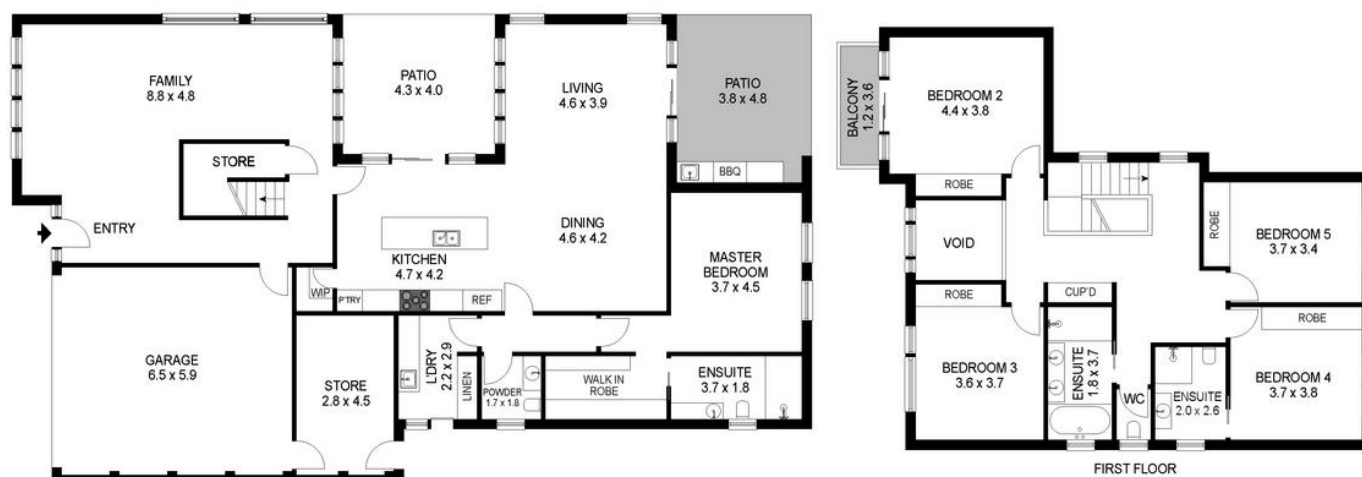
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3 DENOON STREET, FORDE

THE SITE PLAN AND FLOOR PLAN ARE NOT TO SCALE. MEASUREMENTS ARE INDICATIVE AND IN METRES. BUSHES AND TREES ARE PLACED FOR ILLUSTRATION PURPOSES. PLANS SHOULD NOT BE RELIED ON. INTERESTED PARTIES SHOULD MAKE AND RELY ON THEIR OWN ENQUIRIES.

Produced by **PATARAMA**



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