







Forde, 9 Mantle Street

Charming Two Bedroom House in Forde

2 | 1 | 1

For Lease
Please Call

View
ljhooker.com.au/2BNBFHK

Contact
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Looking for the perfect blend of comfort and convenience? This delightful two bedroom home in the heart of Forde is ready to welcome you!

Enjoy the open and airy layout with two cosy bedrooms, ideal for relaxing or working from home. A well-maintained bathroom with contemporary fixtures for your convenience. Step outside to your private courtyard —perfect for morning coffee, outdoor dining, or simply unwinding after a long day.

Located in a friendly neighborhood with walking distance to natural reserve.

Features include:
- Floorboards in living area
- Carpet in bedrooms
- Courtyard

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.

- Air conditioning
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 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	2BNBFHK
Property Type	House
Including	Air Conditioning Courtyard Deck Floorboards

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