

## Gilmore, 37 Louisa Lawson Crescent

### Split Level Home With Stunning Views

This four bedroom home is character filled with the split level design and high raked ceilings, formal living spaces segregated from the kitchen and a yard for the kids and pets to play. Light and sunny to the living areas and once again you must come along, sit on the front veranda and take in the views that may be yours.

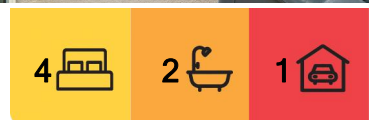
The Tuggeranong area will spoil you for public and private school options. Easy arterial access to Monaro Highway provides smooth sailing to The City or the snow.

Features include:

- Split level design positioned on the block to make the most of the views
- Kitchen is renovated, electric cooking and great storage
- Bathroom and ensuite
- Three of the four bedrooms with built-in storage
- Ducted gas heating and evaporative cooling



**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 Lease**  
\$750 Per Week

**View**  
Fri 9th May @ 8:00AM - 8:15AM

**Contact**  
**Jenna Cattanach**  
0487 128 589  
jenna.cattanach@ljhcanberra.com.au

**EER** ★★★★★

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

- Single garage and storage room to the rear
  - The garden is terraced and super sunny
  - Large circular driveway provides great off street parking
- No current EER

This property does not currently comply with the minimum ceiling insulation standard and is required to comply 9 months from the lease sign date.

### Suburb Snapshot

Gilmore is a suburb in the Tuggeranong District of Canberra. It is situated beside the suburbs of Macarthur and Chisholm and is accessible via major arterial roads. Gilmore's postcode is 2905.

Gazetted in 1975, the suburb's namesake is Dame Mary Gilmore, a poet and journalist who made significant contributions to the country's literature. The suburb's streets were named in honour of women who were considered movers and shakers in the world of journalism.

### 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)

## More About this Property

Property ID	2D0CFHK
Property Type	House
EER	1.5
Including	Air Conditioning Built-in-Robes

**Jenna Cattanach 0487 128 589**

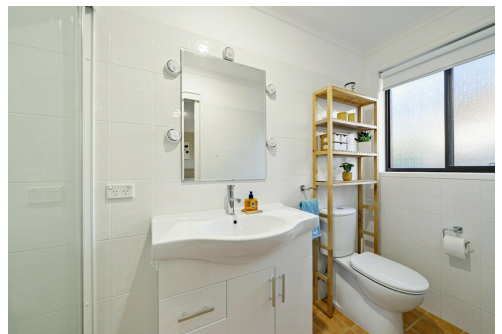
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