



## Giralang, 4 Phoenix Place

### Warm and Cosy

This well presented home located in the sort after suburb of Giralang. Situated on a good size block the rear yard is fully fenced and provides plenty of open space.

The home is airy with plenty of natural light, floating timber floors make for easy cleaning. Three bedrooms with built ins and recently upgraded carpet. There is a split system reverse-cycle air conditioning unit in the living room and a gas furnace for winter comfort.

The renovated kitchen has ample cupboard space, includes a dishwasher and overlooks the rear yard. Other features include a very generous sailed deck for all your entertaining

Be impressed by this three bedroom home with great street appeal, Close to schools, shops and public transport.

Features:



**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.

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**For Lease**  
\$620

**View**  
By Appointment

**Contact**  
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**EER** ★★★★★

**LJ Hooker Kaleen**  
(02) 6241 1922



- \* 3 bedrooms with built-in cupboards
- \* New carpet
- \* Separate dining room
- \* Renovated kitchen with dishwasher
- \* Renovated bathroom with tiles to the ceiling
- \* Reverse-cycle spilt system air conditioner and gas furnace
- \* Very good condition throughout

EER NA

This property meet the minimum ceiling insulation standards.

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

RENTING BOOK:

[https://www.act.gov.au/\\_data/assets/pdf\\_file/0006/2608620/The-Renting-Book-January-2025.pdf](https://www.act.gov.au/_data/assets/pdf_file/0006/2608620/The-Renting-Book-January-2025.pdf)

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 6241 1922 to book an appointment

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent, LJ HOOKER KALEEN accepts 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 About this Property

Property ID	2GQZF9Q
Property Type	House
Land Area	752 sqm

### Madeline Eveleigh

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### Melissa Hines

Executive Property Manager | Business Development Manager | melissa.hines@ljhkaleen.com.au

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