 LJ Hooker



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## Gordon, 10/48 Knoke Avenue

Great Townhouse Close To Schools and Shops

- Open plan kitchen, dining and living
- Kitchen with gas cook and dishwasher
- 3 Bedrooms, main with walk in robe and ensuite
- Split system heating and cooling in living; ducted gas heating
- Large enclosed backyard
- Double garage with internal access

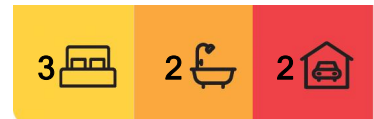
\* NEW PHOTOS COMING - carpets and roller blinds have been replaced in 2024.

This fabulous townhouse is in a sought after complex within walking distance of Gordon Primary School with Lanyon High School, St Clare of Assisi Primary School and Lanyon Marketplace all only a few minutes drive away.

This property does comply with minimum ceiling insulation standards



**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**  
Please Call

**View**  
[ljhooker.com.au/35GFGCY](http://ljhooker.com.au/35GFGCY)

**Contact**  
**Lauren Stonestreet**  
[reception.gungahlin@ljhooker.com.au](mailto:reception.gungahlin@ljhooker.com.au)

**Lyn Fairweather**  
0402 477 950  
[lyn.fairweather@ljhooker.com.au](mailto:lyn.fairweather@ljhooker.com.au)

EER 

**LJ Hooker Gungahlin**  
**(02) 6213 3999**

EER: Unless an EER is stated, there is no current EER available.

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.

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 6213 3999 to book an appointment.

Disclaimer: While all care has been taken in compiling information regarding properties marketed for rent, we accept 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

<b>Property ID</b>	35GFGCY
<b>Property Type</b>	Townhouse

### Lauren Stonestreet

Property Investment Manager | [reception.gungahlin@ljhooker.com.au](mailto:reception.gungahlin@ljhooker.com.au)

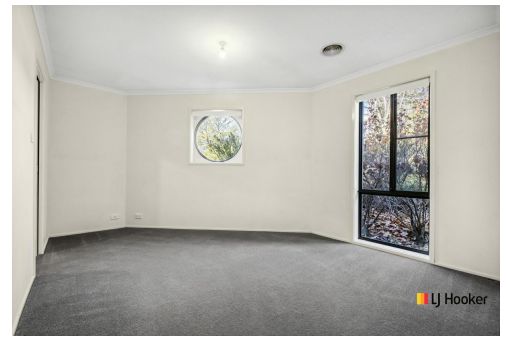
**Lyn Fairweather 0402 477 950**

Director Property Management | [lyn.fairweather@ljhooker.com.au](mailto:lyn.fairweather@ljhooker.com.au)

### LJ Hooker Gungahlin (02) 6213 3999

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