

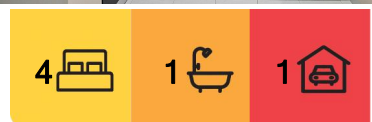


## Gowrie, 2 Kibby Place

Welcome to your new sanctuary at 2 Kibby Place!

Welcome to your new sanctuary at 2 Kibby Place, Gowrie! This delightful 4-bedroom, 1-bathroom house is perfect for families seeking comfort, space, and a touch of nature. Nestled on a generous 500 sqm block, this home offers a harmonious blend of indoor and outdoor living, making it an ideal retreat for those who appreciate both city conveniences and countryside tranquility. With a building area of 127 sqm, this home boasts a well-designed layout that includes a cozy living room, a dedicated dining area, and a functional kitchen, perfect for family gatherings and entertaining guests.

Four generously sized bedrooms provide ample space for relaxation and privacy. Each room is filled with natural light, creating a warm and inviting atmosphere. The well-appointed bathroom features modern fixtures and finishes, ensuring comfort and convenience for the whole family. - Sliding doors lead out to a large, paved courtyard enclosed by timber screens, offering both privacy and a sunny space to entertain year-round. A retractable pergola adds extra flexibility for outdoor living. Step outside to discover a beautifully landscaped yard. The outdoor space is perfect for weekend barbecues,



**For Lease**  
Please Call

**View**  
[ljhooker.com.au/2GSXF9Q](http://ljhooker.com.au/2GSXF9Q)

**Contact**  
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**EER** ★★★★★

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



**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.

children's play, or simply enjoying the serene surroundings.- Enjoy the benefits of solar panels, helping you reduce your energy bills while contributing to a greener environment. Located in a peaceful and family-friendly neighborhood, you'll have easy access to local parks, schools, and amenities, making it a convenient choice for families.

**Key Features:**

- \* 123sqm of internal living space
- \* Four bedrooms with mirrored built-in robes
- \* Tiled living and dining area
- \* Modern kitchen with gas cooktop, ducted rangehood, and glass splash back
- \* Separate toilet and full-size laundry
- \* Stylish bathroom with floor-to-ceiling tiles and floating vanity
- \* Large paved entertaining courtyard with retractable pergola
- \* Low-maintenance block in quiet cul-de-sac
- \* Walking distance to schools, shops, public transport, and local parks

This property complies with the minimum ceiling insulation standards. 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

**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



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## More About this Property

|                      |         |
|----------------------|---------|
| <b>Property ID</b>   | 2GSXF9Q |
| <b>Property Type</b> | House   |
| <b>Land Area</b>     | 943 sqm |

### Madeline Eveleigh

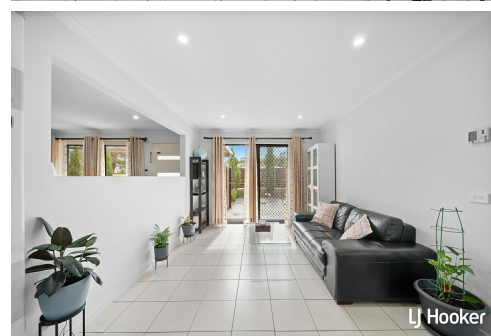
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### Melissa Hines

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