



## Gungahlin, 3/350 Gundaroo Drive

Quiet living close to Gungahlin Town Centre

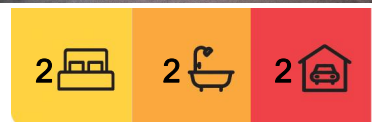
This immaculate two bedroom apartment is located in the 'Aviva' complex, just a short stroll to Gungahlin Town Centre. On entering this apartment, you will be amazed by the extensive living space and tastefully appointed kitchen with ample bench space, storage and dishwasher.

Features include:

- Light and modern apartment
- Open plan living
- Built-in robes
- Ensuite to master
- Reverse cycle heating and cooling
- Kitchen with stone benchtops, dishwasher and electric cooktop

No current EER

This property has a valid exemption and is not required to comply with the minimum ceiling



**For Lease**  
Please Call

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

**Contact**  
**Grace Bowman**  
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**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.

**EER** ★★★★★★

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

insulation standard.

This property is awaiting an insulation information from the Owners Corporation.

Suburb Snapshot

The District of Gungahlin is one of the original eighteen districts of the Australian Capital Territory used in land administration. The district is subdivided into divisions (suburbs), sections and blocks. Gungahlin is an Aboriginal word meaning either "white man's house" or "little rocky hill".

Within the district is Canberra's northernmost town centre that is situated 10 kilometres (6.2 mi) north of Canberra city centre. The town centre is one of five satellites of Canberra, seated in Woden, Tuggeranong, Weston Creek and Belconnen.

The traditional custodians of the district are the indigenous people of the Ngunnawal tribe.

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	2CUVFK
Property Type	Apartment
EER	6
Including	Air Conditioning Intercom Balcony Dishwasher Built-in-Robes

Grace Bowman 0472 759 453

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