



187 Anthony Rolfe Avenue, Gungahlin




Be Surprised And Delighted By This 3 Bedroom + Study Home

- Open plan kitchen, living and dining
- The kitchen features quality appliances with a large island bench providing plenty of space
- The main bedroom is segregated at the front of the home and has built in robe and ensuite. The other two bedrooms are generous in size and have built in robes
- NBN which is FTTP, alarm system, ducted vacuum, ducted reverse cycle air conditioning
- Solar system onsite that generates close to \$800 in electricity credits per year as it is a gross meter system. Pays 49.5c per KW
- Double garage with electronic vehicle charging capabilities. It has a 3 pin 32amp (7KW) socket available for EV charging.

In a great location, within walking distance of Gungahlin town centre with supermarkets, restaurants, cafes and shops along with the bus and light rail terminals this home will tick all the boxes.

This property does comply with minimum ceiling insulation standards.

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

3  2  2 

FOR RENT
\$740 per week

VIEW
By Appointment

AGENTS
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AGENCY
LJ Hooker Gungahlin
(02) 6213 3999

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.

 **LJ Hooker**

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

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 DETAILS

Property ID	36YQGCY
Property Type	House
EER	6

Jessica Cook 0429 677 991

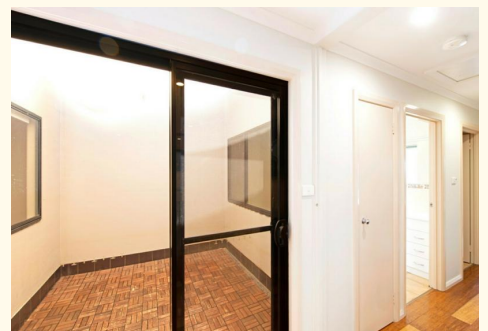
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THIS FLOORPLAN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE. ALL INFORMATION CONTAINED IS GATHERED FROM SOURCES WE BELIEVE TO BE RELIABLE. WE CANNOT GUARANTEE ITS ACCURACY AND INTERESTED PARTIES SHOULD RELY ON THEIR OWN ENQUIRIES.

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