



296 Anthony Rolfe Avenue, Gungahlin

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## Well Presented Home Close to Gungahlin Town Centre

- Separate lounge and dining plus open plan kitchen and family room
- Kitchen with gas cooktop, dishwasher, stone benchtops & breakfast bar
- Sunroom off family room for extended living space
- 3 bedrooms upstairs, main with ensuite and walk in robe; built ins in other bedrooms
- Ducted gas heating throughout; NBN available
- Private garden with spa; Double garage with remote access

Located close to Gungahlin town centre and all that it has to offer, including supermarkets, shopping, restaurants, cafes medical facilities, and light rail. Bus stops are a few doors down and it is about 20 minutes drive to the City.

This property complies with the minimum ceiling insulation standard.

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

**FOR RENT**

Please Call

**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**

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.

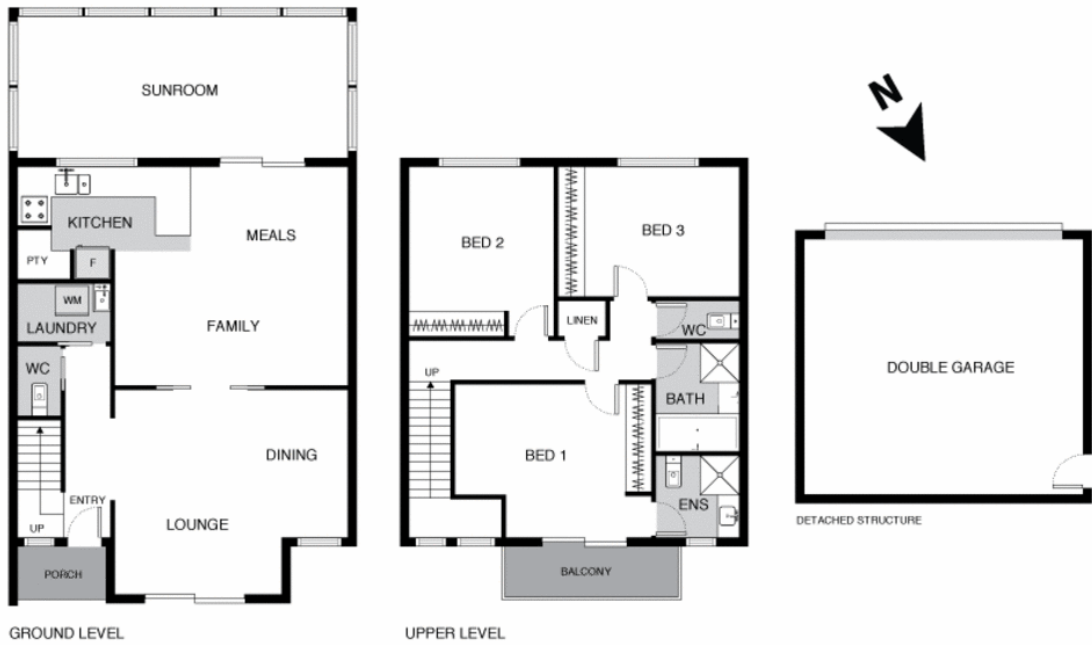
**Disclaimer:** While all care has been taken in compiling information regarding properties marketed for rent, we accept no responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate information provided.

**MORE DETAILS**

Property ID                    3640GCY  
Property Type                House

**LJ Hooker Gungahlin (02) 6213 3999**  
Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street,  
GUNGAHLIN ACT 2912  
[gungahlin.ljhooker.com.au](http://gungahlin.ljhooker.com.au) | [gungahlin@ljhooker.com.au](mailto:gungahlin@ljhooker.com.au)





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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