

35 Nellie Hamilton Avenue, Gungahlin

4 Bedroom Separate Townhouse

- Separate, bright, light filled lounge & dining room
- Open plan kitchen, dining and family room
- Well-appointed kitchen with gas cooktop, dishwasher, ample storage and breakfast bar
- Main bedroom with walk through robe, and ensuite with spa bath
- 2 other bedrooms upstairs with built-ins, 4th bedroom or study downstairs
- Zoned ducted reverse cycle air conditioning throughout; NBN
- Established low maintenance gardens; covered entertaining area
- Large double garage with access into rear yard

A short walk down the road offers residents of the area an assortment of restaurants, relaxing views over the lake, parks, playgrounds and a lovely walkway that encompasses the whole of Yerrabi Pond.

Only a 10 minute walk to Gungahlin Town Centre,

This property does comply with minimum ceiling insulation standards, 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

4  2  2 

FOR RENT
\$740 per week

VIEW
By Appointment

AGENTS
Madeline McKell
leasing@ljhgungahlin.com.au

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

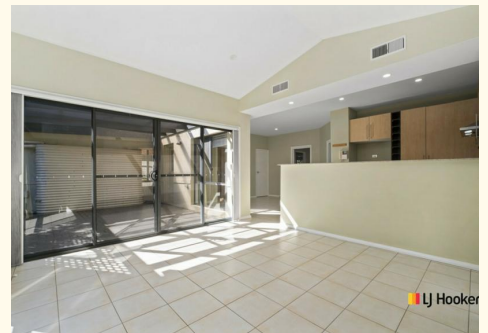
Property ID 36TGGCY
Property Type House

Madeline McKell

| leasing@ljhgungahlin.com.au

LJ Hooker Gungahlin (02) 6213 3999

Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street,
GUNGAHLIN ACT 2912
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Floor Plan



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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