



## Gungahlin, 94A Mary Gillespie Avenue

### 3 Bedroom Townhouse Plus Study!

This three bedroom plus study townhouse located in the desirable suburb of Gungahlin!

This property offers a modern open plan living/kitchen area with access to wrap around courtyard complete with garden beds and plenty on natural light.

Three generously sized bedrooms, main bedroom with walk in robe & ensuite with access to private balcony. All three bedrooms are located on the second level with access to main bathroom and separate toilet.

Downstairs offers open plan living with access to the laundry, powder room and study. With near new carpets and blinds, this property is sure to impress all who step inside!

The property Features:

\* Open plan living/kitchen with plenty of natural light



**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.

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**For Lease**  
Please Call

**View**  
[ljhooker.com.au/HNYQDF8H](http://ljhooker.com.au/HNYQDF8H)

**Contact**  
**Leasing Team**  
0418 631 503  
[leasingconsultant@ljhbelconnen.com.au](mailto:leasingconsultant@ljhbelconnen.com.au)

**EER**



**LJ Hooker Belconnen**  
**(02) 6251 1477**

- \* Kitchen with dishwasher & stainless steel appliances
- \* Main bedroom with ensuite
- \* Ducted heating and cooling
- \* Near new carpets & blinds
- \* Separate study
- \* Balcony off main bedroom
- \* Double remote garage

Within a short driving distance to the heart of Gungahlin Town Centre and access to all the amenities available there.

12 Month Lease

The property complies with the minimum ceiling insulation standard.

EER Unknown

#### TO INSPECT THIS PROPERTY

- 1.You can Register to join an existing inspection or Register to be notified when inspection times are available.
- 2.Click on the BOOK INSPECTION button and choose your inspection time.
- 3.If this listing does not have the BOOK INSPECTION button, please go to [Belconnen.ljhooker.com.au](http://Belconnen.ljhooker.com.au) to Register.
- 4.If you do not Register, we cannot notify you of any time changes, cancellations, or future inspection times.

**PETS:** Please be aware that at all stages of your tenancy this property requires consent to be sought from the property owner for the keeping of any pets at the property. Consent must be provided before any pets are on the property.

#### Disclaimer

Information contained herein is gathered from external sources we consider to be reliable. Whilst all care has been taken regarding all information compiled for this rental advertisement LJ Hooker Belconnen does not give any guarantee or warranty about the information provided and does not accept responsibility and disclaims all liabilities as to any errors or inaccuracies contained herein. We advise prospective tenants to rely on their own investigations and in-person inspections to ensure this property meets their individual needs and circumstances.



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## More About this Property

<b>Property ID</b>	HNYQDF8H
<b>Property Type</b>	House
<b>Including</b>	Ducted Cooling Ducted Heating Courtyard Dishwasher Built-in-Robes Secure Parking Remote Garage

### Leasing Team 0418 631 503

Property Investment Manager | [leasingconsultant@ljhbelconnen.com.au](mailto:leasingconsultant@ljhbelconnen.com.au)

### LJ Hooker Belconnen (02) 6251 1477

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