



45 Farran Street, Gungahlin

## Modern townhouse!

### Lifestyle:

This modern townhouse is conveniently positioned with public transport nearby on Flemington Road. It is only a short walk from the Gungahlin Town Centre and close to Harrison School, Gungahlin College and EPIC.




### Accommodation:

As you enter through the front door you come into the formal living and dining areas with the dining area having polished floorboards which continue through to the kitchen and family area. This makes cleaning up a breeze! The kitchen features stone benchtops, gas cooktop and a breakfast bar.

The bedrooms are located upstairs, with the master bedroom opening onto a balcony where you can sit and relax while you read the morning newspaper. It also has a modern ensuite and walk-in robe. The other two bedrooms are spacious, and both have built-in robes. The main bathroom has a bath and separate toilet.

There is small low maintenance courtyard with a pergola and a double garage.

### Features:

3  2  2 

### FOR RENT

\$700 P/W

### VIEW

Tue 21st Apr @ 3:45PM - 4:00PM

### AGENTS

Kirsty Middlebrook  
kirsty.middlebrook@ljhdickson.com.au

### AGENCY

LJ Hooker Dickson  
(02) 6257 2111

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**

- Spacious bedrooms
- North-facing living area
- Rear pergola
- Ducted heating and cooling
- Security system
- Timber floors in some living areas

Facts:

Availability: 17th April 2026

Lease Period: 6-12 Months

Parking: Double garage

Cooking: Gas cooktop and electric oven

Heating or Cooling: Ducted

EER: No current EER available

Adaptable housing and minimum standards: The property does comply with the minimum ceiling insulation standard.

Embedded networks: N/A

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.act.gov.au/\\_data/assets/pdf\\_file/0006/2608620/The-Renting-Book-September-2025.pdf](https://www.act.gov.au/_data/assets/pdf_file/0006/2608620/The-Renting-Book-September-2025.pdf)

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER DICKSON 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.

WISH TO INSPECT?

1. Click on the "BOOK INSPECTION" button available on our website
2. Register to join an existing inspection
3. If no time offered, please register so we can contact you once time is arranged
4. If you do not register, we cannot notify you of any time changes, cancellations or further inspection times.

EER 

## MORE DETAILS

Property ID 1HKMC2F92  
Property Type Townhouse  
Including Ducted Cooling  
Ducted Heating  
Alarm  
Courtyard  
Balcony  
Dishwasher  
Built-in-Robes  
Remote Garage

### Kirsty Middlebrook

Senior Property Investment Manager |  
kirsty.middlebrook@ljhdickson.com.au

### LJ Hooker Dickson (02) 6257 2111

36 Woolley Street, DICKSON ACT 2602  
dickson.ljhooker.com.au | info@ljhdickson.com.au

