



## Kambah, 11A Tanner Place

### Renovated Granny Flat

Nestled in the heart of Kambah, this charming renovated Granny flat on Tanner Place is perfect for those seeking a comfortable and convenient lifestyle.

Kambah is a vibrant suburb known for its friendly community and proximity to various amenities. Enjoy the convenience of nearby parks and recreational areas that provide plenty of opportunities for outdoor activities. The local shopping center offers a range of dining and retail options, making it easy to meet your everyday needs without traveling far.

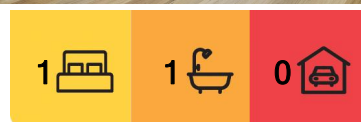
Do not miss out on the chance to make this lovely granny flat your new home.

Features include:

- Private courtyard
- Newly renovated
- Reverse cycle air conditioning



**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.



**For Lease**  
\$450 Per Week

**View**  
Sun 19th Jan @ 9:15AM - 9:30AM

**Contact**  
**Jenna Cattnach**  
0487 128 589  
jenna.cattnach@ljhcanberracity.com.au

**EER** ★★★★★

**LJ Hooker Canberra City**  
(02) 6249 7700

- Open plan living and dining
- No current EER

This property does not comply with the minimum ceiling insulation standard and is required to comply 9 months from the lease sign date.

#### Suburb Snapshot:

Kambah is the northernmost suburb in the district of Tuggeranong, Canberra. It is located just south of Mount Taylor in the Canberra Nature Park. It is located north of the suburbs of Greenway and Wanniasa. It is bounded by Sulwood Drive to the north and Athllon Drive to the south-east. Kambah was not designed according to the 'neighbourhood' philosophy guiding the design of other Canberra suburbs and is the largest suburb in Canberra with an area of 1130 ha. The suburb name was gazetted on 22 March 1973, and it was first settled in 1974 and consists predominantly of detached single-storey suburban houses. It was the first suburb in the satellite city of Tuggeranong. Kambah was named after the Kambah Homestead which was originally located in the Tuggeranong district. The name Kambah derives from Ngambri, the name of the clan that originally lived in the area before European occupation. The same word is the origin for the name Canberra. Streets in Kambah are named after Interstate pioneers, except for the Gleneagles estate, where they are named after Australian golfers and golf courses.

#### Disclaimer:

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

#### 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.justice.act.gov.au/\\_data/assets/pdf\\_file/0008/2443472/Renting-Book-May-2024.pdf](https://www.justice.act.gov.au/_data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf)



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## More About this Property

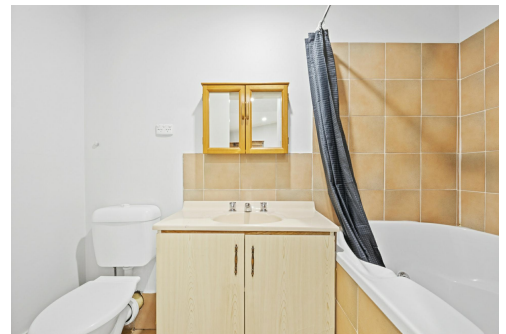
<b>Property ID</b>	2CE3FHK
<b>Property Type</b>	House
<b>Including</b>	Air Conditioning Courtyard

**Jenna Cattanach 0487 128 589**

Property Investment Manager | [jenna.cattanach@ljhcanberracity.com.au](mailto:jenna.cattanach@ljhcanberracity.com.au)

**LJ Hooker Canberra City (02) 6249 7700**

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