




# PHOTOS COMING

PROFESSIONAL  
PHOTOS ARE ON  
THEIR WAY!

Leased



9 Hair Place, Kambah

3  2  2 

## Living In Vibrant Kambah!

Discover the charm of Kambah with this rental opportunity. This 3-bedroom, 2-bathroom house offers a comfortable lifestyle with all the essential features you need. Enjoy the convenience of built-in robes and a dishwasher, making everyday living a breeze. The spacious deck is perfect for relaxing after a long day or entertaining guests, with glimpses of city views adding a touch of magic to your evenings.

Kambah is a thriving suburb known for its community spirit and convenient amenities. With local parks and recreational facilities nearby, there's plenty to explore and enjoy. The area offers a peaceful setting while being just a short drive from the city, making it an ideal spot for couples or those looking to downsize without compromising on accessibility or lifestyle.

Don't let this affordable opportunity slip away! Whether you're starting fresh or seeking a change, this home provides a wonderful base in one of Canberra's most welcoming suburbs. Act now to secure your next home in Kambah's vibrant community.

Features include:

- Inground pool
- Spacious gardens
- Recently updated laundry

### FOR RENT

Please Call

### AGENTS

Jenna Cattanach

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### AGENCY

LJ Hooker Canberra City

(02) 6249 7700

- Built-in wardrobes

No current EER

This property does not currently comply with the current 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)

EER 

## MORE DETAILS

Property ID	2FSWFHK
Property Type	House
Including	Pool
	Deck
	Dishwasher
	Built-in-Robes

### **Jenna Cattanach 0487 128 589**

Property Investment Manager |  
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### **LJ Hooker Canberra City (02) 6249 7700**

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