



## Lyneham, 77 Longstaff Street

3 bedroom home - Don't miss out!

This great 3 bedroom home in Lyneham is located just a few minutes walk to the Lyneham shops, parks and local schools.

The property has an updated kitchen with a stainless steel oven, dishwasher and gas cooktop. The property offers double glazed windows throughout, including a kitchen bi-fold window with a servery opening out into the north facing covered pergola in the back yard.

You will have solar hot water, ducted gas heating with evaporative air-conditioning. The original floor boards have been retained throughout with an updated bathroom and modern painted interior.

This home will be perfect for a young family or a professional couple who don't want a large house but prefer the lifestyle of living in a house with a private backyard.

3

1

2

**For Lease**  
\$665 P/W

**View**  
By Appointment

**Contact**  
**Judy Arnott**  
judy.arnott@ljhdickson.com.au  
**Antone Smith**  
Antone.smith@ljhdickson.com.au

EER



**LJ Hooker Dickson**  
(02) 6257 2111



**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.

Pets considered on application.

Facts:

Availability: Now

Lease Period: 12 months

Parking: 1 car space with storage cage

Cooking: induction electric cooktop

Heating & Cooling: Heating & Cooling

EER: No current EER available

Adaptable housing and minimum standards: The property is exempt from the minimum ceiling insulation standard.

Embedded networks: The property is awaiting information from the Owners Corporation.

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)

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.



**LJ Hooker Dickson**  
**(02) 6257 2111**

**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.

## More About this Property

<b>Property ID</b>	1HKMKBF92
<b>Property Type</b>	House
<b>Including</b>	Ducted Heating Dishwasher Solar Hot Water

### Judy Arnott

Property Investment Manager | judy.arnott@ljhdickson.com.au

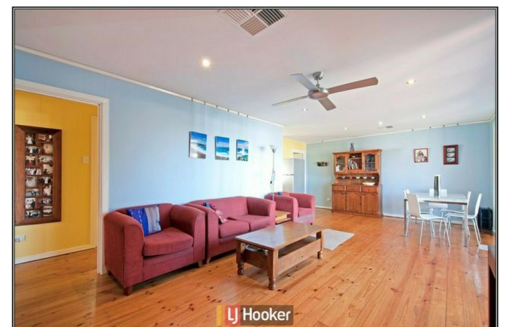
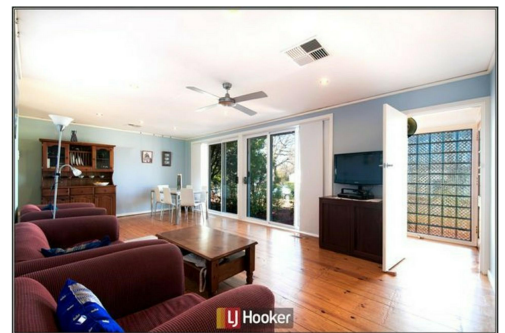
### Antone Smith

Business Development Manager | Antone.smith@ljhdickson.com.au

### LJ Hooker Dickson (02) 6257 2111

36 Woolley Street, DICKSON ACT 2602

dickson.ljhooker.com.au | info@ljhdickson.com.au



**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.

**LJ Hooker Dickson**  
**(02) 6257 2111**