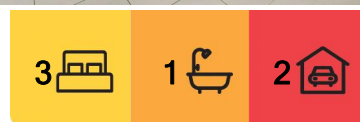


## Moncrieff, 90 Bernard Heinze Avenue

### Fantastic 3 Bedroom Easy Care Townhouse

- Open plan combined kitchen, living and dining
- Kitchen with gas cooking, dishwasher, island & breakfast bar and ample storage
- Main bedroom with walk-in robe
- Other two bedrooms with built-ins
- Reverse cycle heating and cooling systems; powder room downstairs
- Fully enclosed front & back courtyards with low maintenance gardens
- Double garage currently being rebuilt and will have yard access
- One bathroom upstairs and one separate power room downstairs

The ever popular Community Recreation Park playground is a short walk and there is a thriving community environment. Close to local primary and secondary schools, Casey Market Town and Amaroo Village with supermarkets, restaurants, gyms, medical services and Gungahlin town centre is a short drive away.



#### For Lease

\$650 per week

#### View

By Appointment

#### Contact

**Jessica Cook**

0429 677 991

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**Lyn Fairweather**

0402 477 950

[lyn.fairweather@ljhooker.com.au](mailto:lyn.fairweather@ljhooker.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.

EER ★★★★★

**LJ Hooker Gungahlin**  
(02) 6213 3999

This property complies with the minimum ceiling insulation standard.

EER: Unless an EER is stated, there is no current EER available.

PETS: please be aware that at all stages of tenancy this property requires consent to be sought in writing for the keeping of any pets at the premises. Consent must be provided in writing before any pets are at the premises.

TO ARRANGE AN INSPECTION PLEASE:

1. Click on book inspection button
2. Complete your details
3. Answer pre-qualifying questions
4. Register for a time

NOTE: IF you do not register you will not be notified of cancellations or changes to the inspection. If no-one has registered for the inspection, the inspection will not go ahead. Alternatively call the office on 6213 3999 to book an appointment.

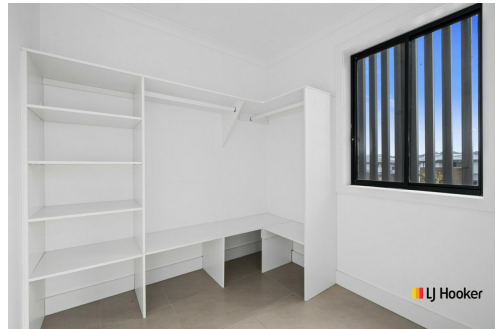
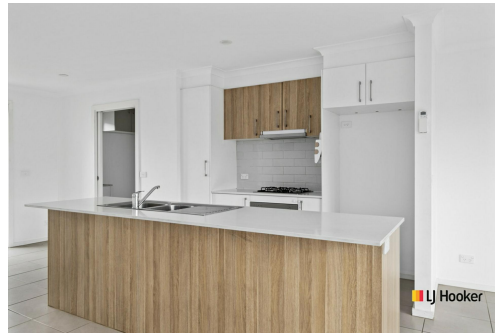
Disclaimer: While all care has been taken in compiling information regarding properties marketed for rent, we accept no responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate information provided.

## More About this Property

Property ID	35GSGCY
Property Type	Townhouse

**Jessica Cook 0429 677 991**  
Team Leader / Property Management | [jessica.cook@ljhooker.com.au](mailto:jessica.cook@ljhooker.com.au)  
**Lyn Fairweather 0402 477 950**  
Director Property Management | [lyn.fairweather@ljhooker.com.au](mailto:lyn.fairweather@ljhooker.com.au)

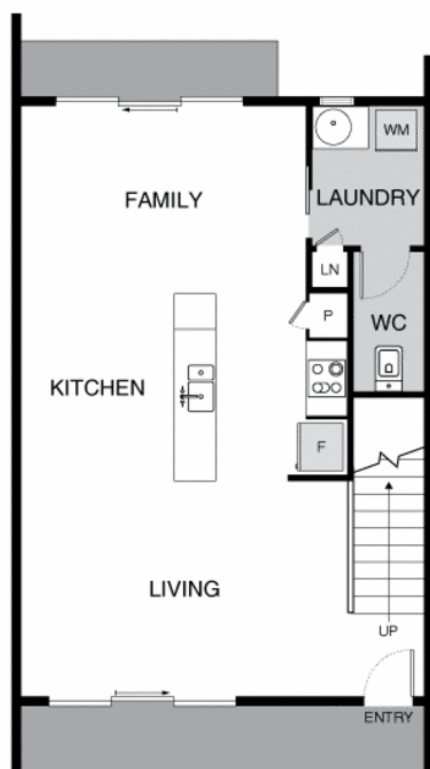
**LJ Hooker Gungahlin (02) 6213 3999**  
Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street, GUNGAHLIN ACT 2912  
[gungahlin.ljhooker.com.au](http://gungahlin.ljhooker.com.au) | [gungahlin@ljhooker.com.au](mailto:gungahlin@ljhooker.com.au)



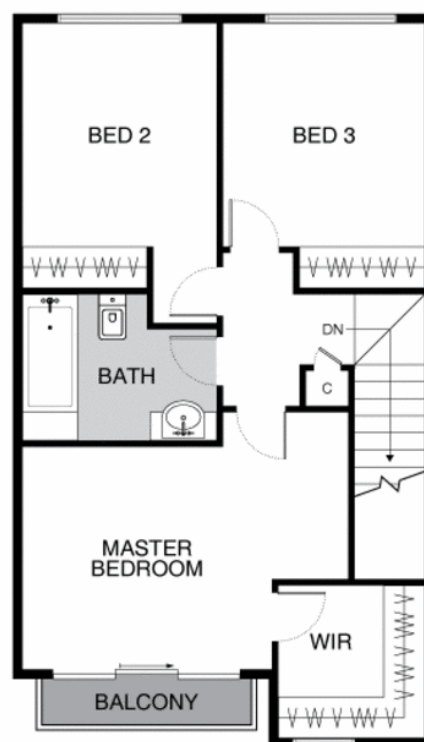
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**LJ Hooker Gungahlin**  
**(02) 6213 3999**

## Floor Plan



GROUND FLOOR



UPPER FLOOR

THIS FLOORPLAN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE. ALL INFORMATION CONTAINED IS GATHERED FROM SOURCES WE BELIEVE TO BE RELIABLE. WE CANNOT GUARANTEE ITS ACCURACY AND INTERESTED PARTIES SHOULD RELY ON THEIR OWN ENQUIRIES.