

## Moncrieff, 1/57 Bellhouse Crescent

### Three Bedroom Double Storey!

This spacious open plan designed three bedroom, ensuite home will suit anyone looking for a well-designed home, with style, functionality and space.

Including stunning living dining and family areas, offering the opportunity for more flexible living.

Quality kitchen with electric cooking, dishwasher and storage. Double glazed windows throughout, plus reverse cycle heating and cooling systems in the living and main bedroom.

Features include:

- Single garage with internal access
- Separate single car spot next to garage
- Hard flooring throughout the living area



**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.

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**For Lease**  
Please Call

**View**  
[ljhooker.com.au/2B1HFHK](http://ljhooker.com.au/2B1HFHK)

**Contact**  
**Brian Wang**  
0419 897 354  
[brian.wang@ljhcanberracity.com.au](mailto:brian.wang@ljhcanberracity.com.au)

EER



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

- Main bathroom with bath
  - Private courtyard
  - Double glazed window
  - Omega kitchen appliances
  - Close to public transport and schools
  - Near Gungahlin Town Centre
- No current EER

The property complies with the minimum ceiling insulation standard.

Suburb Snapshot

Moncrieff is a designated suburb in the Gungahlin district of Canberra, the National Capital of Australia. The name was gazetted in April 1991, with initial land releases becoming available to developers in June 2014. It is named after Gladys Moncrieff, an Australian singer of the 1920-1930s musical era who was dubbed 'Australia's Queen of Song'. The suburb is located in north Gungahlin adjacent to the existing suburb of to the suburbs of Ngunnawal, Amaroo and the future suburbs of Taylor and Jacka. The suburb is located approximately 4 kilometre from the Gungahlin Town Centre and 16 kilometre from the centre of Canberra and is bounded by Mirrabai Drive and Horse Park Drive.

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)

More About this Property

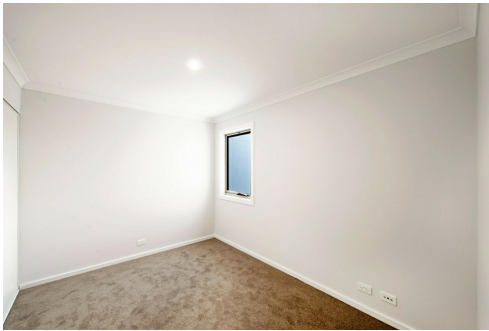
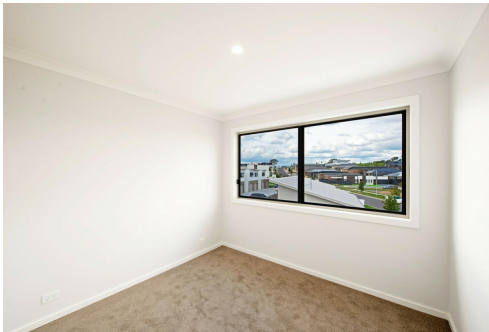
Property ID	2B1HFHK
Property Type	Townhouse
Including	Courtyard Dishwasher

**Brian Wang 0419 897 354**  
Property Investment Manager | [brian.wang@ljhcanberracity.com.au](mailto:brian.wang@ljhcanberracity.com.au)

**LJ Hooker Canberra City (02) 6249 7700**  
1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601  
[canberracity.ljhooker.com.au](mailto:canberracity.ljhooker.com.au) | [canberracity@ljhooker.com.au](mailto:canberracity@ljhooker.com.au)



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