



11 Dyindan Street, Ngunnawal

## Contemporary Living in a Family Friendly Neighbourhood

With new carpet installed, this property is well presented and ready for a new family to call it home.

- Good sized open-plan kitchen, living and dining
- Kitchen with electric cooking, dishwasher and stone benchtops
- Main bedroom with walk-in robe and ensuite
- Other two bedrooms with built in robes
- Ducted gas heating and evaporative cooling
- Covered alfresco entertaining area and established gardens
- Double garage with internal access

In a great position near Casey Market Town with parkland and a playground a short walk away. A 10 minute drive to Gungahlin town centre, 20 minutes to Belconnen and 25 minutes to Canberra City

This property does comply with minimum ceiling insulation standards. 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.

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 RENT**  
\$720 per week

**VIEW**  
Sat 11th Jul @ 10:00AM - 10:10AM

**AGENTS**  
Madeline McKell  
0460 005 694  
leasing@ljhgungahlin.com.au

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

LJ Hooker

**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.

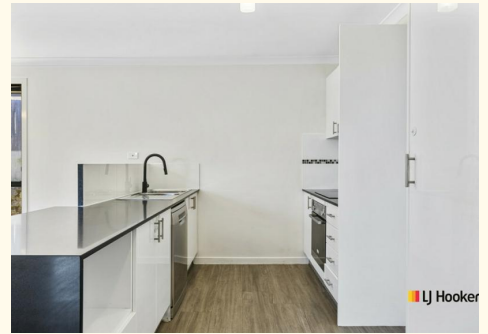
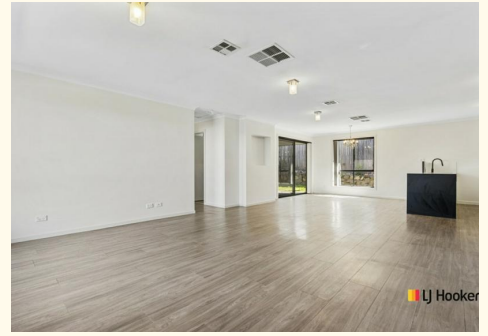
**Disclaimer:** While all care has been taken in compiling information regarding properties marketed for rent, we accept no responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate information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

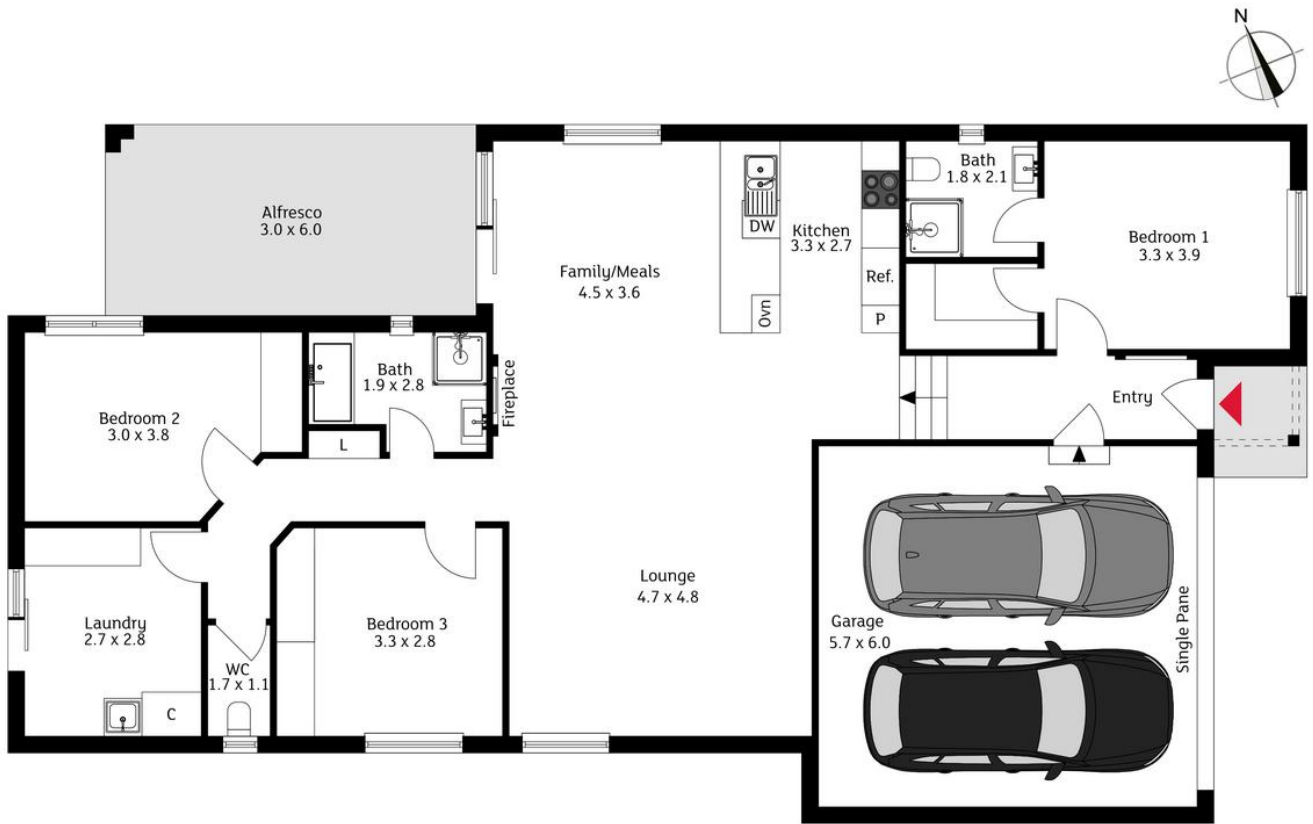
**MORE DETAILS**

|               |  |
|---------------|--|
| Property ID   | 3729GCY  |
| Property Type | House  |
| Including     | Ducted Heating<br>Evaporative Cooling<br>Continuous Gas Hot Water<br>Flooring - Carpets; Hybrid Flooring |

**Madeline McKell 0460 005 694**  
Leasing Agent | [leasing@ljhgungahlin.com.au](mailto:leasing@ljhgungahlin.com.au)

**LJ Hooker Gungahlin (02) 6213 3999**  
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The floor plan is not to scale, measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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