



44 Lexcen Avenue, Nicholls

## Spacious family home in Nicholls

- Formal lounge plus open plan kitchen/family room/dining
- Kitchen with electric appliances, dishwasher and breakfast bar
- All four bedrooms with built in robes, main with ensuite
- In-wall electrical heaters in bed rooms and lounge plus in-slab electrical heating for family and dining area.
- Evaporative cooling.
- Established back yard
- Three space garage with internal access and remote door

In an established area, this home is close to various local shops and schools with access to public transport close by. A short drive to Gungahlin town centre and 20 minutes to Canberra City CBD.

The property complies with the minimum ceiling insulation standard.

Disclaimer:

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

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**FOR RENT**  
\$860 per week

**VIEW**  
Tue 9th Jun @ 4:40PM - 4:50PM

**AGENTS**  
Madeline McKell  
leasing@ljhgungahlin.com.au

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

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**

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

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   | 36Y5GCY |
| Property Type | House   |
| Including     | Ensuite |

**Madeline McKell**

| [leasing@ljhgungahlin.com.au](mailto:leasing@ljhgungahlin.com.au)

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

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