

44 Tazewell Circuit, Nicholls

THE PERFECT FAMILY HOME

Positioned in the established suburb of Nicholls, this three-bedroom home offers a practical layout with separate living spaces and low-maintenance outdoor areas.

The main bedroom features a walk-in wardrobe and ensuite, while the remaining bedrooms are serviced by the main bathroom. Separate lounge and family areas provide flexibility throughout the home, with split-system air conditioning to the living area for year-round comfort.

Outside, the property includes an internal courtyard and easy-care yard, while the double lock-up garage provides internal access to the home.

The property is conveniently located approximately 1 km from Nicholls local shops, schools and surrounding amenities, with Gungahlin Town Centre approximately 4 km away.

12 Month Lease

The property complies with the minimum ceiling insulation standard.

EER Unknown

3 2 2

FOR RENT
\$695 Per Week

VIEW
By Appointment

AGENTS
Leasing Team
0418 631 503
leasingconsultant@ljhbelconnen.com.au

AGENCY
LJ Hooker Belconnen
(02) 6251 1477

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.



TO INSPECT THIS PROPERTY

1. You can Register to join an existing inspection or Register to be notified when inspection times are available.
2. Click on the BOOK INSPECTION button and choose your inspection time.
3. If this listing does not have the BOOK INSPECTION button, please go to [Belconnen.ljhooker.com.au](https://belconnen.ljhooker.com.au) to Register.
4. If you do not Register, we cannot notify you of any time changes, cancellations, or future inspection times.

PETS: Please be aware that at all stages of your tenancy this property requires consent to be sought from the property owner for the keeping of any pets at the property. Consent must be provided before any pets are on the property.

Disclaimer

Information contained herein is gathered from external sources we consider to be reliable.

Whilst all care has been taken regarding all information compiled for this rental advertisement LJ Hooker Belconnen does not give any guarantee or warranty about the information provided and does not accept responsibility and disclaims all liabilities as to any errors or inaccuracies contained herein. We advise prospective tenants to rely on their own investigations and in-person inspections to ensure this property meets their individual needs and circumstances.

MORE DETAILS

Property ID HNX32F8H
Property Type House

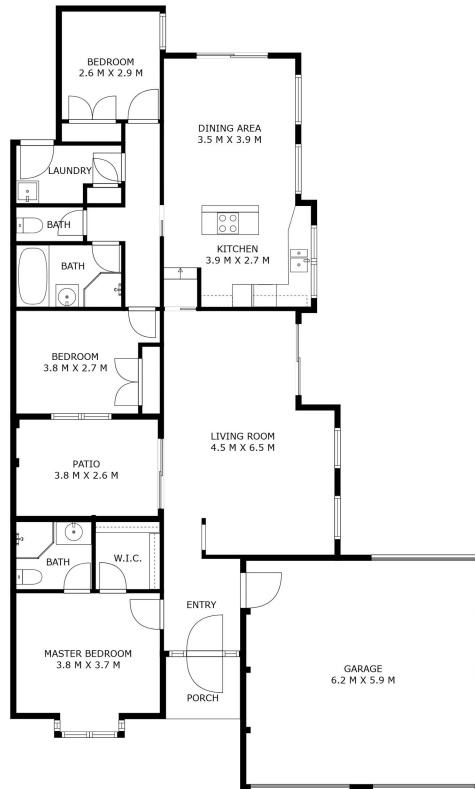
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Property Investment Manager |
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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.

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by LJ Hooker