






Leased



3B Julius Street, Pearce

3  3  1 

## Three-Bedroom Ensuite Home close to Hospital and Schools

- Open plan kitchen and living
- Kitchen with induction cooktop, dishwasher and good storage
- All three bedrooms have built in robes and ensuites; Main with accessible bathroom
- Reverse cycle air conditioning in each room
- Covered outdoor entertaining; Low maintenance gardens
- Carport with additional off street parking in the driveway

In a family friendly location, this peaceful home you can walk to the local shops and Marist College and Melrose high are within a 10 minute walk. It is short drive to local primary schools and Woden town centre is a 5 minute drive, Canberra Hospital is 8 minutes drive and Canberra City, Russell Offices and Parliamentary Triangle within a 15 minute drive.

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

### FOR RENT

Please Call

### 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.

**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                    36WDGCY  
Property Type                House

**Madeline McKell**

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

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

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