



## Reid, 16 Amaroo Street

Just a few minutes' walk from the CBD

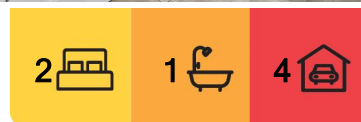
### Lifestyle:

Renovates two-bedroom Duplex Home perfectly situated just a few minutes' walk from the CBD on a gorgeous tree-lined street.

Find yourself perfectly situated with Glebe Park in the City at one end of the street and Anzac Parade at the other. Close to major bus routes, playing fields and less than a 10-minute walk to the shores of Lake Burley Griffin and Commonwealth Park.

### Accommodation:

At the heart of the home is a gourmet kitchen that will impress even the most discerning of cooks with expansive black feature cabinetry, copper splashback and integrated European appliances. Stunning timber floorboards throughout the living and meals and a separate lounge with split system.



**For Lease**  
Please Call

**View**  
[ljhooker.com.au/1HKM9NF92](http://ljhooker.com.au/1HKM9NF92)

**Contact**  
**Daniella Jadric**  
[daniella.jadric@ljhdickson.com.au](mailto:daniella.jadric@ljhdickson.com.au)  
**Antone Smith**  
[Antone.smith@ljhdickson.com.au](mailto:Antone.smith@ljhdickson.com.au)

EER



**LJ Hooker Dickson**  
(02) 6257 2111



**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.

You will find two good size bedrooms, both with built-in robes. Wall mounted heaters. The main bathroom will make you feel like you are in a hotel with stunning feature tiles and the highest quality fittings and fixtures.

Outside is the large easy-care backyard.

Facts:

Availability: 7th of January 2025.

Pets: Upon Application

Lease Period: 12 Months

Parking: 1 Garage

EER: No current EER available

The property does not comply with the minimum ceiling insulation standard.

Embedded networks: The property is awaiting information from the Owners Corporation.

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)

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER DICKSON 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.

WISH TO INSPECT?

1. Click on the "BOOK INSPECTION" button available on our website
2. Register to join an existing inspection
3. If no time offered, please register so we can contact you once time is arranged
4. If you do not register, we cannot notify you of any time changes, cancellations or further inspection times.



**LJ Hooker Dickson**  
**(02) 6257 2111**

**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.

## More About this Property

**Property ID** 1HKM9NF92

**Property Type** House

**Daniella Jadric**

Property Manager | [daniella.jadric@ljhdickson.com.au](mailto:daniella.jadric@ljhdickson.com.au)

**Antone Smith**

Business Development Manager | [Antone.smith@ljhdickson.com.au](mailto:Antone.smith@ljhdickson.com.au)

**LJ Hooker Dickson (02) 6257 2111**

36 Woolley Street, DICKSON ACT 2602

[dickson.ljhooker.com.au](http://dickson.ljhooker.com.au) | [info@ljhdickson.com.au](mailto:info@ljhdickson.com.au)



**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.

**LJ Hooker Dickson**  
**(02) 6257 2111**