



Uriarra Village, 4 Len Ryan Street

Welcome to Uriarra Village

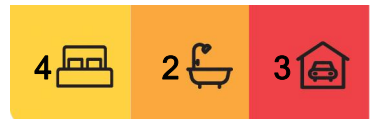
Perfect family home, located in Uriarra Village and a short 20 minute drive to Weston Creek.

Large master bedroom with ceiling fan, walk-in robes and ensuite. Three other bedrooms are all generously sized with built-in robes, carpet and honeycomb blinds.

Modern and stylish kitchen, includes stainless steel appliances, five burner gas cooktop, two ovens, dishwasher, plumbing for fridge/freezer and walk-in pantry.

Spacious open plan living and dining with vinyl laminate flooring and fireplace, additional rumpus room and family room.

Three car garage, two doors with remote controls and automatic front gate into driveway.



For Lease
Please Call

View
ljhooker.com.au/J0HH5W

Contact
Sarah Miller
0448 000 661
sarah.miller@ljhwodenweston.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.

EER ★★★★★

LJ Hooker Woden | Weston
(02) 6288 8888

Other features include;

- Ducted heating and cooling
- LED lighting
- Fireplace
- Extra storage inside house and garage
- Automatic solar powered front gate
- Heat pump for water
- Water filtration
- Dam water for outdoor taps
- Established gardens
- EER 5 stars

Uriarra Village amenities include Community Pool, Tennis Courts, Basketball Court, Playground, Sand Pit and Community Centre that can be booked out.

Call today to arrange your inspection!

The Conditions:

- Available Now
- Tenants are required to seek lessors' consent to keep pets
- There is no energy efficiency rating for the premises
- This property complies with the minimum ceiling insulation standard

Disclaimer:

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

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.act.gov.au/_data/assets/pdf_file/0006/2608620/The-Renting-Book-January-2025.pdf



LJ Hooker Woden | Weston
(02) 6288 8888

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	J0HH5W
Property Type	House
Including	Air Conditioning Ducted Heating Dishwasher Floorboards Built-in-Robes Remote Garage Water Tank

Sarah Miller 0448 000 661

Executive Property Investment Manager | sarah.miller@ljhwodenweston.com.au

LJ Hooker Woden | Weston (02) 6288 8888

23 Brierly Street, WESTON CREEK ACT 2611

westoncreek.ljhooker.com.au | reception@ljhwodenweston.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 Woden | Weston
(02) 6288 8888**