



# Wanniassa, 1 Guthridge Crescent

## Spacious Family Home

Nestled in the heart of Wanniassa, this inviting four bedroom home on Guthridge Crescent offers a perfect blend of comfort and functionality. With its generous layout, it features two well-appointed bathrooms, rumpus room and a study, providing ample space for both family living and work from home needs.

The inclusion of solar panels, electric vehicle charging and a water tank highlights a commitment to sustainability. With cubby house and kids play equipment making this the perfect family home.

This is a unique opportunity to secure a rental home that offers both comfort and convenience in one of Canberra's most sought-after suburbs. Do not miss out on the chance to make this house your home. Act quickly —properties like this don't stay on the market for long!

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**For Lease**  
\$790 Per Week

**View**  
By Appointment

**Contact**  
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**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 Canberra City**  
**(02) 6249 7700**

Features include:

- Solar panels
- Electric vehicle car charging
- Water tank
- Dishwasher
- Ducted heating and cooling
- Ample storage
- NBN ready

No current EER

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

#### Suburb Snapshot

Wanniassa is renowned for its family-friendly atmosphere, with reputable schools such as Wanniassa School nearby, making it an ideal location for those with children. The suburb is rich in parks and recreational areas, perfect for weekend activities or leisurely strolls. With easy access to local shopping centers and dining options, you'll find everything you need just a short drive away. The property's mountain views provide a serene backdrop, enhancing the overall appeal of this charming home.

#### Disclaimer:

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



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## More About this Property

<b>Property ID</b>	2C3CFHK
<b>Property Type</b>	House
<b>Including</b>	Study Air Conditioning Dishwasher Built-in-Robes Fully Fenced Solar Panels Water Tank

**Tara Munro-Smith 0428 025 408**

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