







13/65 Musgrave Street, Yarralumla

# Sort after Yarralumla town house

This double story 3-bedroom townhouse is at the end of a quiet cul-de-sac in the leafy suburb of Yarralumla, is a short stroll to the Lake, and Yarralumla dog park.

The first floor offers lounge leading to a large balcony, second living area, an extended study or formal dinning, all situated around a light filled atrium.

The kitchen looks onto the atrium and features generous storage, granite benchtops, a Bosh oven, a gas cooktop and a dishwasher.

A large open-plan study with built-in storage including file storage. Plus lights from the cupboards perfect place to display your art.

Located upstairs are the 3 bedrooms, The master bedroom features a walk-in-robe and large ensuite with heated floor, large standalone bath, a walk-in shower and double vanity. The balcony from the main bedroom with views of Black Mountain.

The 2nd bedroom includes generous storage, a built-in bookcase and an ensuite with single vanity, toilet and shower.

Gas heating is available downstairs in addition to the ducted heating

3 3 2

**FOR RENT**
$950/week

**VIEW**
Sat 21st Nov @ 1:45PM - 2:00PM

**AGENTS**
Olivia Jones
6297.75903@leaddrop.rexsoftware.com

**AGENCY**
LJ Hooker Kaleen
(02) 6241 1922

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.

and cooling throughout.

A double garage is located on the ground floor and has access to an under-house space that doubles as a wine cellar. Off-street visitor parking is also available.
Features

- 3 Bedroom Townhouse
- Brand New Carpet and Flooring
- Freshly Painted
- North facing Lounge
- North facing balcony
- Large study
- Central Atrium
- Main bedroom with walk-in-robe, ensuite and balcony
- Private back courtyard
- Double garage with electric doors
- Generous under house storage,
- Wine storage
- Walking distance to Lake Burley Griffin

This property complies with the minimum ceiling insulation standards. Unless an EER is stated, there is no current EER available

EER: Unknown

Disclaimer:

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

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.

**EER** ★★★★★★

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LJ Hooker

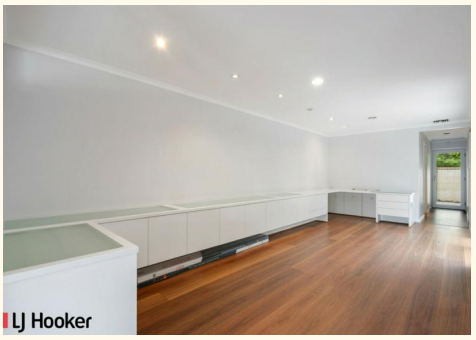
## MORE DETAILS

| | |
|---|---|
| Property ID | 2HA4F9Q |
| Property Type | House |

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