



2/9 Bentham Street, Yarralumla

Yarralumla Gem




A magnificent opportunity to rent a stunning and luxurious three-bedroom, architect-designed award-winning town residence in the highly sought-after Inner South suburb of Yarralumla.

The kitchen is fitted with quality appliances and is the hub of the home, ideal for entertaining and overlooking the lounge, dining and outdoor courtyard.

Also offering modern finishes, underground double car parking and storage, plus ducted reverse-cycle air conditioning.

Yarralumla is known for its leafy streets and vibrant community atmosphere, making it a delightful place to call home. Enjoy leisurely strolls around Lake Burley Griffin or explore the nearby Royal Canberra Golf Club for a day of relaxation and recreation. The area boasts excellent connectivity to Canberra's city centre, ensuring you're never far from work or play. Local cafes and eateries offer a variety of dining options to satisfy your cravings, all within a short distance from your doorstep.

This is a rare chance to secure a rental in such a prestigious location. With properties like this in high demand, don't miss out on the opportunity to make this townhouse your new home.

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FOR RENT

\$1250

VIEW

Wed 17th Jun @ 4:35PM - 4:50PM

AGENTS

Corey Thompson
corey.thompson@ljhkipax.com.au

AGENCY

LJ Hooker Kippax
(02) 6255 3888

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**

Features:

- Beautifully presented throughout
- Two-storey town residence
- Three generous bedrooms, all with ensuites
- Open-plan lounge and dining room
- Modern kitchen with quality appliances, built-in microwave, dishwasher and granite benchtops
- Study nook upstairs
- Additional powder room off the laundry
- Rear entertaining courtyard
- Ducted reverse-cycle air conditioning
- Underfloor heating to living area and all wet areas
- Two underground car spaces plus visitor parking
- Large storage space
- Northerly aspect to the rear
- Views to Black Mountain Tower
- Moments to the Yarralumla shops
- Close to the Lake
- Short drive to the City Centre

EER Not available

This property complies with the minimum ceiling insulation standards.

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 at the premises

RENTING BOOK:

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

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 6255 3888 to book an appointment

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent, LJ HOOKER KIPPAX accepts 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

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EER 

MORE DETAILS

Property ID 1J66F9J
Property Type Townhouse

Corey Thompson

Property Investment Manager | corey.thompson@ljhkipax.com.au

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