

12 Ormerod Place, Kambah, ACT 2902

House For Rent

Wednesday, 17 April 2024

12 Ormerod Place, Kambah, ACT 2902

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



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\$600 per week

Set back off the street on a large block, elevated and with great privacy is this gorgeous three bedroom split level home that has a great garden and mountain views. The light filled open plan living area adjoins an updated kitchen that has a fabulous amount of bench and storage space including a large corner pantry. Three bedrooms offer an extra-large master with double-built in robes and two versatile rooms which could be kids bedrooms, studies or even craft rooms. The large well maintained rear garden has a mixture of mature trees and shrubs; there is plenty of room for children and pets, with the added benefit of raised vegetable garden beds. Entertaining family and friends over the coming summer months will be easy with a generous deck flowing effortlessly from the kitchen/meals area. Features:

- 3 bedrooms
- Bathroom
- Separate laundry
- Large lounge room
- Updated kitchen and meals area
- High-quality plush carpet
- Bamboo flooring
- R6 wool insulation in the roof cavity
- Solar hot water
- Ducted gas heating throughout the home
- Split system air conditioner in the living area
- Ceiling fan in the master bedroom
- Double garage
- Garden shed
- Long drive-way and off-street parking
- Fully fenced rear garden with raised garden beds

Located an easy walk to the new Taylor Primary School and bus stops, as well as off-road access to walking paths through pretty green parks to the Kambah Village shops and playing fields, this is really the perfect location! Minimum Energy Efficiency Standards This property currently complies with the Minimum Energy Efficiency Standards Applications To apply for this property, please use this link:

https://apply.sortedservices.com/#/properties?id=7fbfa1ba-532b-4d2d-85cb-126871ff1b01&type=t&agencyCode=AU_CTCP

In line with government restrictions, no more than 25 people (excluding staff) are allowed inside properties during open homes. One person per four square metre rule applies to this premises. Please remember to maintain physical distancing of 1.5 metres between patrons and maintain good hand hygiene. People may be refused entry if they appear unwell. Pets In accordance with the Residential Tenancies Act Clause 71AE Process for tenant seeking consent - the tenant must apply, in writing, to the lessor, for the lessors' consent to keep pet/s at this property. The lessor may impose conditions on consent, including but not limited to, the number and type of animals being kept, and any cost involved for rectification required as a result of the animal. Disclaimer Please note whilst all care has been taken in providing this marketing information, CTC Property Group does not accept liability for any errors within the text or details of this listing. Interested parties should conduct their own research in confirming the information provided.