

13 Butterfish Street, Harrison, ACT 2914



House For Rent

Friday, 3 May 2024

13 Butterfish Street, Harrison, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Adrian Southern
0400509262

\$800 per week

Available from the 3rd June 2024 for a minimum 12 month lease. Discover the flowing floor plan that is on offer with in this exciting residence in Harrison. Boasting separate formal and informal living areas comprising of lounge room, huge open plan family meals area that's positioned directly off the kitchen. The kitchen itself features quality appliances, stone bench tops, and loads of cupboard space including a step-in pantry. All bedrooms are generous in size and offer built in robes to each while the main bedroom features a walk-through robe and ensuite. Outside in the backyard is a level low maintenance landscaped block, which provides side access and has plenty of room for children to play safely within. There's a large double automatic garage and provides internal access to the property itself. Conveniently located to local private and public schools, public transport including the light rail line that offers direct access to the Canberra city, this sensational low maintenance four-bedroom ensuite residence will certainly appeal to most fastidious of home occupiers. Save on your energy bills as the home is equipped with a new solar panel system, reducing your cost further. Please note. The Electricity bill will be in the landlords names and tenant will be paying the following. Supply charge and usage charges. Any credit in relation to solar export to the grid will be received by the landlord. We are seeking tenants that will treat this property as if it were their own home and take pride in the way they live. The owners truly love this home and want to make sure it's cared for by the new occupants. Please understand that open times are subject to change, so check the website (Allhomes.com.au) on the day of the scheduled open for any changes or cancellations. Application forms will be provided via email only. Please send your request to adrian@southernpropertycanberra.com.au for an electronic copy. Rent is payable via direct deposit only. Bond on the property is 4 weeks rent. Property Features:

- Large four-bedroom home
- Close to schools primary and secondary
- Minutes to public transport
- Separate living areas
- Large lounge room and open plan family room
- Quality kitchen including 750mm gas cooktop, dishwasher and step in pantry
- Master bedroom includes walk-through robe and ensuite
- All remaining bedrooms are generous in size and offer built in robes to each
- Spacious main bathroom with full sized bath tub
- Ducted gas heating and RCAC unit to the family room
- Reduced energy costs with the included solar system
- Double lock up garage with internal access
- Low maintenance block with secure back and side yards

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: Whilst every effort has been made to ensure the accuracy of the above and attached information, no warranty is given by the agent, agency or vendor as to their accuracy. Interested parties should not rely on this information as representations of fact but must instead satisfy themselves by inspection or otherwise. This home meets the minimum insulation standards of the A.C.T.