

**13A Biffin Street, Cook, ACT 2614**

**independent**  
PROPERTY GROUP

**Unit For Rent**

Tuesday, 14 May 2024

13A Biffin Street, Cook, ACT 2614

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Unit**

**independent**  
PROPERTY GROUP

Property Management

0262091555

**\$300 pw**

1 bedroom unit position at the rear of the main residence located in the leafy suburb of Cook. This beautiful little studio home offers plenty of space in its compacted size. Features of this property include:- 1 Bedroom - Reverse Cycle Air Conditioning unit- Separate living area- Bathroom- Energy Efficiency Rating Unknown Enjoy the convenience of being within close proximity to the Cook shops & the bustling Jamison Shopping Centre. The property is a short drive to the Belconnen Town Centre, CISAC, the University of Canberra & Calvary Hospital, & its only a 10 minute drive to the City & ANU. The information contained herein has been provided by sources we believe are reliable, however we cannot guarantee it, and all interested parties must rely on their own enquiries. 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. The property has a valid exemption and is not required to comply with the minimum ceiling insulation standard. Available late May 2024