

**17/66 Paul Coe Crescent, Ngunnawal, ACT 2913**

LUTON

**Townhouse For Rent**

Wednesday, 15 May 2024

17/66 Paul Coe Crescent, Ngunnawal, ACT 2913

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**



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**\$550 pw**

This stylish two bedroom townhouse features a Northerly aspect to the rear with abundant natural sunlight filling the home. The combined meals/living space is open, and light filled with glass sliding doors that open out to the sunny deck. The townhouse features a neutral colour palette throughout and a modern kitchen with quality appliances including a gas cooktop. There is a generous laundry with lots of storage and an additional powder room downstairs. Upstairs you will find two generously sized bedrooms. The master bedroom has a walk-in wardrobe, and the second bedroom has large built-in cupboards. The main bathroom features a bath and shower, with the addition of a separate toilet. Finished to a high standard throughout, the home includes two reverse-cycle split systems and a wall mounted gas heater. The rear courtyard has a beautiful deck with a low maintenance easy care garden, a great place to sit and relax after a long day at work. Features:- North to the rear- Quality inclusions- Established rear courtyard- Open-plan lounge and dining area- Modern kitchen- Large laundry- Main bedroom with walk-in wardrobe- Built-in wardrobe in bedroom two- Two reverse-cycle split systems- Single garage with extensive shelving for storage and internal access This townhouse ticks all the boxes, internal access from the garage and close to local shops. Available 29th May 2024 EER: 5.5 The property complies with the minimum ceiling insulation standard. Applicants are required to seek consent from the landlord to keep pets on the premises. THINK THIS COULD BE YOUR NEW HOME? 1. Click on the "BOOK INSPECTION" button 2. Register your information and be kept informed of current or future opens via SMS or email 3. If you do not register, we are unable to inform you of any time changes, cancellations or further inspection times Disclaimer: Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, Luton Properties 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.