

**19 Marulda Street, Aranda, ACT 2614**



**House For Rent**

Wednesday, 1 May 2024

**19 Marulda Street, Aranda, ACT 2614**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Matthew Findley  
0261736300

**\$890 per week**

PLEASE CLICK 'BOOK INSPECTION' TO REGISTER & BE NOTIFIED OF UPCOMING INSPECTIONS

Set in a highly sought after neighbourhood, this beautiful family home offers the best of suburban living combined with a fantastic location. The home consists of four good-sized bedrooms - the main with built-in robe and renovated ensuite, a family bathroom with separate powder room, and laundry. Separated from the bedrooms are two spacious living areas and a separate dining room. The renovated kitchen contains AEG induction cooktop, oven, dishwasher and large pantry storage. For families looking for multiple living areas downstairs offers a third living space or study for those still working from home. Other features of the property include ducted reverse cycle air conditioning, honeycomb blinds throughout, fully enclosed timber deck ideal for entertaining, a tandem lock-up garage workshop space, abundance of storage and your own wine cellar. At the rear of the property is a fully fenced yard with plenty of grassy space for family fun. Minutes walk from Aranda primary, preschool and local shops and a short drive to other local amenities including Jamison Shopping Centre, Canberra University, Calvary Hospital, Canberra City & the Belconnen Town Centre. For those that enjoy the outdoors the home is situated close to local reserves and playgrounds and Black Mountain walking trails. Features of the property include:

- 2 separate living areas upstairs
- Designated dining area
- Downstairs rumpus/study
- Calming bushland views from the large windows
- Ash floorboards throughout
- Renovated kitchen
- Generous size bedrooms
- Main bedroom with renovated ensuite
- Ducted reverse cycle air conditioning
- Honeycomb blinds throughout the home
- Fully enclosed timber deck central to both family room & main bedroom
- Tandem garage and workshop area
- Wine cellar
- Abundance of under house storage
- Side access to backyard
- Walking distance to the reserve, Aranda shops and local schools

available: 3rd May 2024

**PETS:** Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises

**VITAL INFORMATION:** The property is unfurnished. Please note you may be required to remove your shoes prior to inspecting the property. If no Energy Rating is displayed for this property, EER is unknown. The property complies with the minimum ceiling insulation standard.

**WISH TO INSPECT:**

1. Click on "BOOK INSPECTION" if this listing does not have the "BOOK INSPECTION" button please go to [raywhitecanberra.com.au](http://raywhitecanberra.com.au) website and register
2. Register to join an existing inspection, if no time is offered or if the time does not suit, please register and we will contact you once access is arranged
3. If you do not register, we cannot notify you of any time changes, cancellations or further inspection times

**RENT INFORMATION:**

1. Rent is collected fortnightly unless otherwise nominated for a longer period
2. Bond required is equal to 4 weeks rent

**DISCLAIMER:** All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.