

# 20 Cuthbert Circuit, Wanniassa, ACT 2903

## House For Rent

Monday, 15 April 2024

20 Cuthbert Circuit, Wanniassa, ACT 2903

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Mac McCann  
0261712220

**\$635**

This traditional three bedroom, ensuite family home delivers simplicity, a large block and great location. Situated on a quiet street and delivering great privacy it offers bamboo flooring, large floor to ceiling windows and complimentary colours that flood the house with warmth and a wonderful atmosphere. The L-shaped lounge/dining adjoins an original kitchen /family room while the addition of a sunroom is a huge bonus. The kitchen sits comfortably between the dining and family areas. It's sensible u-shape design ensures it is a highly functional space combined with the family room that conveniently overlooks the pergola area, here you have the option of enjoying the sunroom/alfresco area. The bedrooms are all generously sized, set side by side across the front of the home with the master extending the width of the property to ensure the walk-through robe and ensuite provide excellent accommodation. The additional bedrooms include built in robes and an additional linen cupboard is strategically placed in the hallway and opposite the main bathroom facilities. With great inclusions, the home includes ducted reverse cycle heating and cooling. A combination of tiles, vertical and venetian blinds plus electric kitchen appliances and remote access to the double garage. Perfectly positioned within the Wanniasa district, the location will also prove enviable with abundant amenities all easily accessed. With major restaurants, medical facilities and shopping precincts close by, you can also take advantage of the local schools and colleges plus daycare facilities. \* Traditional three bedroom home\* Main bathroom plus ensuite and walk-through robe\* Spacious living and dining areas\* Original kitchen, electric appliances\* Reverse cycle heating and cooling\* Sunroom, pergola/Alfresco area\* Large level easy care block\* Private and located on a quiet street\* Double garage with remote access, close to schoolsEER UnknownIn 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 information contained above is believed to be correct at time of advertising however, we take no responsibility for the accuracy of this information and prospective tenants are advised to rely on their own research.