

20 Garling Street, Lyneham, ACT 2602



House For Rent

Saturday, 9 March 2024

20 Garling Street, Lyneham, ACT 2602

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Property Management

0261405900



Samuel Hinchcliffe

0261405900

\$705 Per Week

Welcome to your ideal sanctuary nestled in the desirable neighborhood of Lyneham! This immaculate three-bedroom, one-bathroom home offers an unbeatable location with easy access to all amenities. Situated just moments away from the light rail, buses, local schools, shops, entertainment venues, and restaurants, this residence provides the epitome of urban convenience. Step inside to discover a versatile layout designed for modern living. Each of the three bedrooms comes complete with built-in robes, providing ample storage space and functionality. The main bathroom features a shower over bath, complemented by a separate toilet for added convenience. The heart of the home, the newly updated kitchen, boasts stone benchtops, electric cooking, and plenty of cupboard and bench space, making meal preparation a breeze. The living room is flooded with natural light and features a split system for heating and cooling, ensuring year-round comfort for you and your loved ones. Additional highlights of this property include a single garage with a carport and additional room on the driveway for more cars, as well as storage sheds in the rear yard. Outside, the expansive backyard beckons, providing an ideal space for children to play freely. Whether you're entertaining guests or enjoying a quiet moment in the sun, this outdoor haven offers endless possibilities for relaxation and enjoyment. With new carpet, paint, and window coverings throughout, this home is ready for you to move in and make it your own.

Property Features:- Convenient location near amenities- Three bedrooms, one bathroom- Newly updated kitchen with stone benchtops- Bright living room with split system- Fresh carpet, paint, window coverings- Single garage with carport, extra driveway space- Additional storage sheds- Large backyard for pets and kids

Additional Clauses: Lessors consent is required to keep an animal on the premises
Carpet Cleaning
No Smoking
Break Fee
EER: Not Known
Insulation: The property holds a valid exemption and is not required to comply with the minimum ceiling insulation standard

To INSPECT this property...Please click on the 'Book Inspection' button & register your details to receive further instructions on how to view the property. You must register to inspect this property to ensure we can notify you of any changes or cancellations. A private inspection of the home may be arranged for pre-approved applicants. To APPLY for this property...You will receive an email containing a link to apply after attending the open home. Applications can be received at any time, however, cannot be processed until you have viewed the property in person or online.

Disclaimer: Distinct Properties does not request any payments prior to the finalisation and signing of an approved lease agreement. If you are approached by someone claiming to represent our company or property and asking for payment before this stage, please be aware that this is not a legitimate request, and you should not proceed with any transaction. We advise you to contact us immediately to report the incident. We cannot be held responsible for any payments made to unauthorized parties claiming to represent our company or property prior to the finalization and signing of an approved lease agreement. Please note that while all care has been taken regarding general information & marketing information compiled for this rental advertisement, Distinct Property Management does not accept responsibility & disclaims all liabilities regarding any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation & in-person inspections to ensure this property meets their individual needs and circumstances.