

**21 Mina Wylie Crescent, Gordon, ACT 2906**



**House For Rent**

Thursday, 14 March 2024

21 Mina Wylie Crescent, Gordon, ACT 2906

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Matthew Findley

0261736300

**\$540 per week**

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

This appealing 3-bedroom home set on a large corner block in Gordon offers great comfortable living. At the front of the home, you are welcomed in by the well sized, sun soaked living area, complete with ample natural light and street view. This area flows seamlessly into the separate dining and kitchen area, complete with a large pantry & gas cooktop. An electric wall heater, compliment the reverse cycle air conditioning throughout. Moving through the home, all 3 well sized bedrooms are carpeted, with 2 having the convenience of built in robes. The house is serviced by the main bathroom that is complete with a bathtub. This home also has the convenience of a separate laundry room. The large, fully enclosed back yard is complete with a single carport, garden shed and ample grassed space, providing a completely private area to sit and relax or entertain guests. This great home is within a walking distance to Gordon Primary School, Gordon Shops, Gordon Medical Centre, Lanyon Valley Shopping District, Public transport options, public service departments, award-winning restaurants, Limelight cinemas, South Point Shopping Centre, and many more fantastic locations. For those who love nature, there are bike/walking tracks that follow the Molonglo river and the Bicentennial trail is nearby too.

Features of the property include: 3 bedrooms, 2 with built in robes Reverse cycle air conditioning and electric wall heater Main bathroom with bathtub Separate laundry room Fully enclosed and private backyard, complete with a garden shed Single secure carport Positioned on a large corner block Close proximity to multiple playgrounds, recreational activities, schools, public transport and Lanyon Marketplace

Available: 25th March 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.