

28/68 Paul Coe Crescent, Ngunnawal, ACT 2913



Townhouse For Rent

Friday, 26 April 2024

28/68 Paul Coe Crescent, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 3

Parkings: 1

Type: Townhouse



Adrian Southern
0400509262

\$580 per week

Positioned in an elevated position in the ever popular "Tamarac Gardens" is this lovely two story, three-bedroom ensuite townhouse. With separate living areas comprising of a lounge room with feature timber flooring and a sun filled family room, quality appliances in the kitchen with a dishwasher, three spacious bedrooms all with built-in robes and the master boasting its own ensuite. The paved rear courtyard has a covered pergola and boasts some wonderful fruit trees, a small herb garden and has its own access to the common areas at the rear. Ample parking is provided with a single brick garage with internal access and an additional parking space for the second vehicle. Be quick to secure this true opportunity in a wonderful location in Ngunnawal's peninsular. Please understand that open times are subject to change, so check the website (Allhomes.com.au) on the day of the scheduled open for any changes or cancellations. Application forms will be provided via email. Please request an application form to toadrian@southernpropertycanberra.com.au Seeking a minimum 12 month lease available from 3/5/2024. Bond on the property is 4 weeks rent. Property Features:

- Convenient location close to shops and public bus lines
- Two story three-bedroom townhouse
- Master bedroom offers ensuite
- Two separate living areas
- Quality kitchen appliances including dishwasher
- Toilet downstairs
- Separate laundry
- Gas heating
- Reverse cycle air-conditioning unit in the family room
- Low maintenance rear courtyard with covered pergola
- Single garage plus additional car space for a second vehicle

In 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. EER: Unless an EER is stated, there is no current EER available. This property does not meet the minimum insulation requirements.

Disclaimer: Whilst every effort has been made to ensure the accuracy of the above and attached information, no warranty is given by the agent, agency or vendor/landlord as to their accuracy. Interested parties should not rely on this information as representations of fact but must instead satisfy themselves by inspection or otherwise.