

**29 Owen Crescent, Lyneham, ACT 2602**



**House For Rent**

Wednesday, 29 November 2023

29 Owen Crescent, Lyneham, ACT 2602

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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**\$900 P/W**

Nestled amidst abundant lush parks and green spaces, yet just an 8-minute drive from Canberra CBD, 29 Owen Crescent invites you to embrace the best of both worlds. The living, dining, and family rooms are bathed in northern sunlight, featuring cedar doors and windows that add a distinctive touch. Two separate living areas offer flexibility and comfort, while ducted gas heating and reverse-cycle split systems provide year-round comfort. The main bedroom, a private sanctuary, boasts a built-in robe and ensuite, opening onto the serene rear gardens. Bedrooms 2 & 3 both include built-in robes and share the main bathroom with a cleverly designed separate toilet. The double lock-up garage with an automatic door provides internal access, and the impressive backyard features established gardens, zoned to make the most of the ample space. Additionally, the backyard hosts a powered studio, adding versatility for extra accommodation or a convenient work-from-home space. Convenient rear gate access to cycle paths and the wetlands enhances the allure of this property.

**Features:**

- Powered studio.
- Spacious main bedroom.
- Built-in robes in all three bedrooms.
- Ensuite.
- Main bathroom with bath + separate toilet.
- Gas cooking.
- Dishwasher.
- Ducted heating.
- Reverse Cycle Split Systems.
- Impressive gardens.
- Double garage with internal + rear access.
- Rear gate access to cycle paths and the wetlands.

Known for its diverse housing options, from charming cottages to modern apartments, Lyneham provides easy access to the city center and a range of cultural and recreational amenities. The suburb boasts lush parks, local shops, and inviting cafes, fostering a sense of community among its residents. With excellent transportation links and a calendar filled with community events, Lyneham stands as an attractive choice for those seeking a balanced and convenient lifestyle in Australia's capital.

**Facts:** Availability: 1st December 2023  
**Lease Period:** 12 months  
**Applications:** 2 apply  
**Parking:** 2  
**Cooking:** Gas  
**A/C:** Ducted Heating + Reverse Cycle Split System  
**EER:** No current EER on the listed property  
The property complies with the minimum ceiling insulation standard.

**Disclaimer:** Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER DICKSON does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

**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.

**WISH TO INSPECT?**

1. Click on the "BOOK INSPECTION" button (available on our website)
2. Register to join an existing inspection
3. If no time offered, please register so we can contact you once time is arranged
4. If you do not register, we cannot notify you of any time changes, cancellations or further inspection times.