

34 Rosenthal Street, Campbell, ACT 2612



House For Rent

Friday, 17 May 2024

34 Rosenthal Street, Campbell, ACT 2612

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House



Madison Layt
02 6173 6300

\$950 per week

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

Set back privately amidst mature gardens in Campbell's premium location, this lovingly updated 4 bedroom ensuite home has been extended to create a wonderful family home offering a flexible floorplan with generous living spaces. From the home's entry, you walk into a spacious family room with lots of natural light and a tranquil leafy outlook to the leafy garden. Blonde hardwood timber floors flow through all the living spaces, adding a warm contemporary look to the home. The generous adjacent kitchen is sunny and bright with stone bench tops, a gas cooktop, a dishwasher, a corner breakfast bar & an abundance of bench and storage space. Sliding doors open from the dining area to the pergola-covered patio for seamless indoor/ outdoor living & entertaining. All of the four bedrooms are neatly separated from the living spaces and include a generous master bedroom with its own ensuite and large walk-in robe. The further 3 bedrooms all have the convenience of built-in robes. The main family bathroom has a bath & separate toilet & the European-style laundry is neatly tucked away along the hallway. To the rear of the home, a lovely additional living space has a beautiful outlook of the leafy rear garden and would make a perfect study, children's playroom, or a cozy TV den. Large picture windows to this space and the adjoining double doors that open onto the pergola are double glazed for extra comfort. The home has ducted gas heating throughout for cozy winters, reverse cycle air conditioning to the main living space, & ceiling fans to study & bedrooms to provide additional comfort and airflow. Outdoors the leafy rear yard has mature hedging for privacy & a lawn area for family fun & a single garage with remote provided car accommodation. Campbell's prized location is on the doorstep of the City centre, while it is just minutes to scenic pathways around the lake and major cultural attractions, adjacent to the Mt Ainslie Nature Reserve for nature lovers, or stroll to Campbell's precinct for your choice from cafe's, restaurants and bars. From the peaceful, friendly neighbourhood, whilst Campbell primary and high schools, pre-schools, and childcare are an easy walk, as is the War Memorial. This much-loved home awaits its new family who will delight in its charm and appeal. Features of the home include; 4 bedroom house Ensuite & walk-in robe to master bedroom Ducted gas heating Reverse cycle air conditioning unit to the living area Ceiling fans to all bedrooms & study Hardwood timber floors through all living areas 2nd living space/study Dishwasher Built-in robes to further 3 bedrooms Double glazed windows to 2nd living space, toilet & sliding door to main living area Covered pergola Private leafy rear yard with garden shed Available: 6th June 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 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.