

**39 Chanter Terrace, Coombs, ACT 2611**

**ARCHER**

**Duplex/Semi-detached For Rent**

Friday, 29 March 2024

39 Chanter Terrace, Coombs, ACT 2611

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Duplex/Semi-detached**

**ARCHER**

Leasing Archer

0261474523

## \$700 per week

To view any of our properties, please click on “book inspection” below and fill in your details to register to view the property. Alternatively, you can copy/paste: <https://www.tenantapp.com.au/Rentals/Agency/archer>. It is extremely important, that you register your contact details or risk not being contacted in the event of a cancellation or change in open times. Located right next to beautiful open parkland, and featuring sweeping mountain vistas, this Chanter Terrace townhouse is the home you've been searching for! 3 big light-filled bedrooms, 2.5 bathrooms, a big open plan living space, AND it has the best outdoor entertaining area. You're going to find it hard to hide your visible excitement from the moment you step through the front door! Features include:- 3 spacious bedrooms upstairs, master with ensuite- High ceilings and gorgeous natural light- Beautiful deck and private yard, perfect for summertime entertaining- Reverse cycle split system air conditioning- Big kitchen with loads of storage and gas-cooking- Big open-plan living space with timber flooring and study nook- Separate laundry room and powder room on ground level- Electricity split 70%-30% with the separately rented apartment at the rear (70% share for the house)- Double lock-up garage Located close by the public transport nodes, schools, and major arterials, you're going to find getting about town a breeze!- Beautiful green space and walking trails at Molonglo River Reserve and Holden Creek Pond, located just at the end of the street- An easy 600m walk to Coombs Shops where you'll find your local grocer, and the newly opened 80/20 cafe for the best coffee in Molonglo!- 650m to Fred Daly Ave and John Gorton Drive bus routes- 700m to Charles Weston School- 1.4km to the new Stromlo Leisure Center- 1.5km to Stromlo Forest Park for the best mountain biking and running trails in the ACT!- A short 6 minute (3km) Drive to Cooleman Court Shopping Centre- 9 minute (9.5km) Drive to the Parliamentary Zone- 11 minute (11km) Drive to Canberra Civic Centre Get in quick, contact us today to secure your Coombs rental dreams! Bond and Rent: A bond equal to four weeks' rent will be required before the commencement of the lease. Here at Archer Canberra, we accept rent weekly, fortnightly, or monthly and our preferred payment method is direct debit. When can I see the property? Saturday exhibition times will be advertised by close of business each Wednesday. Should the open time not suit, please call our dedicated leasing department to arrange a personal inspection. Please note – if the property isn't advertised as 'Available Now' this means that the property is currently tenanted, making Saturday viewings all that we will have available until after this date. Interested in applying for this property? Once you register or view the property, you'll receive a link from our leasing system: <https://www.2apply.com.au/Agency/Archer>. Disclaimer: Whilst care has been taken in gathering details for properties for lease, we accept no responsibility for any inaccuracies herein. All applicants should rely on their own research to confirm any information provided. Useful Information: • A 12 month lease is the standard lease term – anything longer or shorter will be advertised or considered upon application. • It is policy to either view the property, or have someone view the property on your behalf before your application can be accepted. • This property meets the minimum energy standard. • Pets will be considered upon application only.