

# 41 Kriewaldt Circuit, Higgins, ACT 2615

## House For Rent

Saturday, 15 June 2024



41 Kriewaldt Circuit, Higgins, ACT 2615

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Property Management

0261405900



Samuel Hinchcliffe

0261405900

## \$660 Per Week

Discover your new home in this newly renovated 3-bedroom house, perfectly blending modern amenities with timeless charm. Situated at the end of a quiet cul-de-sac, this house offers exceptional living spaces and state-of-the-art. The property itself backs onto the local playing fields and is situated only minutes away from the Kippax shops, a range of local schools and childcare centres and is less than 10 minutes from the Belconnen Town Centre. As you enter, you'll be greeted by beautiful timber-look flooring that flows throughout the home. The spacious kitchen boasts sealed-concrete benchtops, an electric cooktop, and opens directly into a sunny dining room illuminated by a skylight. The separate, carpeted lounge room provides a cozy space for relaxation, while the newly constructed rumpus room opens directly onto the fully fenced, landscaped backyard. All three bedrooms feature built-in robes and provide ample space for occupants. The renovated bathroom, comes complete with floor-to-ceiling tiling and dual vanities. A separate laundry room adds to the home's functionality. This home is equipped with smart home systems, including a smart deadlock and smart sprinklers/irrigation system, available for tenant use. Stay comfortable year-round with reverse cycle ducted air conditioning and heating, and enjoy the efficiency and comfort provided by double and triple-glazed windows and upgraded insulation throughout. The exterior is just as impressive, with a newly landscaped backyard featuring a large manicured lawn, a small entertaining area, and a shed/garage for additional storage. The original garage has been closed off and now serves as a spacious storage area. A covered carport provides convenient parking, and there is space for an additional vehicle in the garage/shed.

**FEATURES INCLUDE:-** 3 bedrooms with built-in robes- Spacious kitchen with electric cooktop- Dining room with skylight and electronic blinds- Newly constructed rumpus room with backyard access- High power 3-phase ducted air conditioning and heating- Separate laundry room- Fully fenced, newly landscaped backyard- Large manicured lawn and small entertaining area- Covered carport and additional parking space- Shed/garage in backyard- Storage space

**Additional Clauses:** Lessors consent is required to keep an animal on the premises  
Carpet Cleaning  
No Smoking  
Break Fee  
EER: Not known  
Insulation: The property complies with the minimum ceiling insulation standard

**To INSPECT this property...** Please click on the 'Book Inspection' button & register your details to receive further instructions on how to view the property. You must register to inspect this property to ensure we can notify you of any changes or cancellations. A private inspection of the home may be arranged for pre-approved applicants.

**To APPLY for this property...** You will receive an email containing a link to apply after attending the open home. Applications can be received at any time, however, cannot be processed until you have viewed the property in person or online.

**Disclaimer:** Distinct Properties does not request any payments prior to the finalisation and signing of an approved lease agreement. If you are approached by someone claiming to represent our company or property and asking for payment before this stage, please be aware that this is not a legitimate request, and you should not proceed with any transaction. We advise you to contact us immediately to report the incident. We cannot be held responsible for any payments made to unauthorized parties claiming to represent our company or property prior to the finalization and signing of an approved lease agreement. Please note that while all care has been taken regarding general information & marketing information compiled for this rental advertisement, Distinct Property Management does not accept responsibility & disclaims all liabilities regarding any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation & in-person inspections to ensure this property meets their individual needs and circumstances.