

# 46 Dixon Circuit, Conder, ACT 2906



## House For Rent

Friday, 5 April 2024

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Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 488 m2

Type: House



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**\$580**

This neat and tidy home in a quiet loop street close to the shopping centre and schools is available by the end of April for minimum one year lease. Along with a good sized internal living space- the outdoor area is great, offering a lovely back garden, fully securely fenced along with a massive covered entertaining area off the family room - providing space, shade and a perfect location for outdoor living. This area runs the length of the home and has nice plantings along the fence line and the access straight from the kitchen/family area. The back yard is turfed with easy care artificial grass for low maintenance. The front of the home is shaded by large, trees and shrubs providing protection and some privacy from the street. Inside the home the L-shaped lounge and dining room have large windows - capturing plenty of light, timber floors and with ducted gas heating throughout. The kitchen appliances have been updated with a ceramic convection cooktop, stainless steel oven with separate grill and a large stainless steel rangehood. The kitchen looks out onto the covered entertaining area and is adjacent to the family room with sliding doors out to the covered pergola. There are two bedrooms with built in wardrobes and the updated bathroom has a separate toilet plus bath and separate shower. A full sized laundry with access to the back yard completes the picture. The large tandem garage has a shed behind it as well as another shed on the opposite side of the yard. Features include: \* Lounge and dining room plus separate family room off the kitchen\* Three bedrooms - 2 with built in wardrobes\* Bathroom with bath and shower, plus separate toilet\* New shower screen in bathroom\* Updated kitchen oven, cooktop and rangehood\* Large windows with locks and screens\* Views of the garden from most rooms\* Large separate laundry with external access\* Ceiling fans\* Quiet loop street minutes to Lanyon market place and schools\* Ducted gas heating\* Leafy, private garden - with little maintenance and perfect for young children\* Security screen doors and sensor lighting at front and back One year lease minimum Please note permission is required to keep a pet on the premises This property complies with minimum insulation standards.