

**48 Mortlock Cct, Kaleen, ACT 2617**

**CARTER + CO**

**House For Rent**

Thursday, 25 April 2024

48 Mortlock Cct, Kaleen, ACT 2617

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Charissa Turbin  
0261763443

**\$720 per week**

Nestled in the tranquil surroundings of Kaleen, 48 Mortlock Circuit offers a unique blend of comfort and serenity. This updated home boasts a range of features designed to enhance your lifestyle, from the lush established gardens to the modern interior finishes.

**Key Features:**

- Bedrooms:** 3 spacious bedrooms, each with built-in wardrobes, providing sufficient storage space for all your belongings.
- Bathrooms:** 2 conveniently appointed bathrooms which includes an ensuite in the main bedroom, dip in the soaker tub for ultimate relaxation.
- Parking:** Single car garage, as well as space for additional car parking for your convenience.
- Gardens:** Immerse yourself in the beauty of the outdoors with established gardens featuring tall private hedging, veggie patches, and multiple fruit trees including plum, Granny Smith apple, pomegranate, and fejoa.

**Interior Features:**

- Open Plan Living:** Enjoy the spacious open plan kitchen and dining area, perfect for entertaining guests or relaxing with the family.
- North Facing Living Area:** Bask in natural sunlight with a north facing living area, creating a warm and inviting atmosphere.
- Stylish Finishes:** Hardwood timber flooring, good quality blinds, and pitched ceilings in living and meals areas elevate the aesthetic appeal of the home.
- Modern Amenities:** Ducted gas heating and evaporative cooling ensure year-round comfort, while double glazing with updated insulation enhances energy efficiency.
- Kitchen:** A chef's delight with Bosch appliances including a dishwasher, induction stovetop, double ovens with integrated microwave, and an oversized fridge cavity.
- Outdoor Entertaining:** Relax or entertain guests on the large back deck overlooking the picturesque gardens, complete with a rainwater tank for garden irrigation.
- Convenience:** Laundry facilities off the kitchen with external access for added convenience. A gardener will be engaged to maintain the garden beds, allowing you to simply relax and enjoy your tranquil surroundings. Don't miss out on the opportunity to call this delightful property home!

**EER:** Not available  
The tenant is required to seek the owners written consent to keep a pet in the premises  
A posting clause is required for this property  
**Available: NOW\***  
Please note that this property has an insulation rating of R2 or higher and therefore meets the new regulations for minimum insulation ratings