

5 Ahmatt Street, Ngunnawal, ACT 2913



House For Rent

Thursday, 18 April 2024

5 Ahmatt Street, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 655 m2

Type: House

\$710 per week

Positioned on a 655m² block, this elevated family home offers light-filled interiors, a new kitchen and internal paintwork. Floorboards have been installed throughout the home for easy care, low allergy living. The new kitchen includes a dishwasher and 4 burner gas cooktop, adjoining one of three living/dining spaces, and looking out over the backyard and sweeping views beyond. There are two additional living/dining spaces, with external electronically controlled window shutters installed for privacy and energy efficiency. All three bedrooms include built in wardrobes, the main bedroom also offering an ensuite bathroom for convenience. The main bathroom includes a bathtub and separate toilet with hand basin. The laundry is also separate, with external access. Outside, there is fantastic, covered timber entertaining deck for BBQ's and outdoor meals whilst watching the kids enjoy the enclosed rear yard with grassed space and soaking up those views. There are raised veggie gardens, plus underhouse storage available. A seasonal gardening service will be included in the tenancy agreement, for the hedging and larger tree pruning. The tenants are to water, weed, mow, edge and undertake general yard tidying duties. Year-round comfort is assured with ducted gas heating and evaporative cooling throughout. In addition, there is a split system air conditioning unit in the main bedroom. Additional features include a 6.6kw solar system, a single garage with internal access and off-street parking space for a vehicle or trailer. Location: • 650m walk to Ngunnawal Primary School • 1.1km to Ngunnawal Shops • Close proximity to local walking tracks and Playgrounds • Approx. 3km to Gungahlin Town Centre & Yerrabi Pond

Features: • Elevated, light-filled home with sweeping views • New kitchen and internal paintwork • Floorboards installed throughout • Dishwasher and 4 burner gas cooktop • Three living/dining space options • Three bedrooms all with built in wardrobes • Main bedroom with ensuite & split system air con unit • Main bathroom with bath & separate toilet • Separate laundry with external access • Rear covered entertaining deck • Enclosed rear yard with raised veggies gardens • Seasonal hedging and tree pruning service included • Underhouse storage • Ducted gas heating & Evaporative cooling • 6.6kw solar system • External electric window shutters to living area • Single garage with internal access & additional off street space • Energy Efficiency Rating 2.5 Stars • The property complies with the minimum ceiling insulation standard

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Pets In accordance with the Residential Tenancies Act Clause 71AE Process for tenant seeking consent - the tenant must apply, in writing, to the lessor, for the lessors' consent to keep pet/s at this property. The lessor may impose conditions on consent, including but not limited to, the number and type of animals being kept, and any cost involved for rectification required as a result of the animal.

Rent At Blackshaw Gungahlin we are pleased to offer our tenants flexible rental payment options including weekly, fortnightly or monthly payments to coincide with your pay cycle. Ask us for details.

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