

**53 Groom Street, Hughes, ACT 2605**



**House For Rent**

Saturday, 9 March 2024

53 Groom Street, Hughes, ACT 2605

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Monica Keane

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**\$580 per week**

Available Now 12 Month Lease Nestled amidst the serene streets of Hughes, this delightful 2 bedroom home offers a perfect blend of comfort, style, and convenience. Upon entering, you're greeted by a warm and inviting ambiance, courtesy of the lovely floorboards in the living areas. The heart of the home lies in the updated kitchen, where culinary enthusiasts will delight in the modern amenities, including stainless steel appliances and a new sleek oven. The sleeping quarters comprise two bedrooms, with the master bedroom boasting a thoughtful addition—an adjacent study nook, perfect for those who work or study from home. Additionally, both bedrooms feature built-in robes. Ensuring year-round comfort, the cottage is equipped with gas heating downstairs for cozy winters, complemented by reverse cycle cooling upstairs for relief during the warmer months. The master bedroom also features a ceiling fan, providing an added touch of comfort and convenience. Featuring low maintenance gardens both at the front and back of the property, this property would suit both the busy professional or young family. Please note a Gardener will be included on a quarterly basis. Conveniently located within close proximity to sought-after local primary schools, families will appreciate the ease of access to quality education options. The nearby Hughes shopping centre offers a diverse array of shops, cafes, and amenities, ensuring residents have everything they need right at their doorstep. With excellent connectivity to public transport, commuting to nearby destinations is a breeze, while the vibrant Woden precinct beckons with its abundance of dining, shopping, and entertainment options. And for those who crave the excitement of city living, Canberra city centre is just a short 10-minute drive away, providing endless opportunities for exploration and adventure. Don't miss the chance to experience the charm and convenience of living at 53 Groom Street, Hughes. EER Unknown. This property complies with the ceiling insulation requirements. Disclaimer: Whilst all care has been taken in compiling information regarding properties marketed for rent, we accept no responsibility and disclaim all liabilities in regards to any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate information provided. 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.