

**55 Sapling Street, Harrison, ACT 2914**



**House For Rent**

Friday, 26 April 2024

55 Sapling Street, Harrison, ACT 2914

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Brittinee Smith

0420624754

**\$750 per week**

PLEASE CLICK 'BOOK INSPECTION' TO REGISTER & BE NOTIFIED OF UPCOMING INSPECTIONS

This lovely four bedroom ensuite home in the ever popular Harrison, is a real surprise package with more space than you would expect. An abundance of natural light, neutral colours, quality inclusions and a practical spacious floor plan makes this the perfect home. Once inside you are met with beautifully fresh and bright interiors, with sunlit living areas on the lower level, and private bedroom spaces upstairs. Timber look flooring throughout the large family room & kitchen are both easy care and attractive. Streamlined and sleek, the adjoining kitchen is well equipped with a dishwasher, electric cooktop and lots of bench space & storage. At the front of the home a separate carpeted lounge provides yet another space for entertaining or for the family to gather. The welcome addition of a guest powder room completes the lower level. Upstairs, all four bedrooms carry through the theme of abundant natural light. The generous main bedroom has its own light and bright ensuite, as well as a walk in robe. The main family bathroom has a separate shower and a bath for long soaks. Ducted heating and cooling throughout offer year round comfort in all Canberra's varied seasons. Enjoy the outdoors with the fantastic patio and pergola, overlooking the neat rear garden, with a lawned area for family fun. A double garage with the convenience of internal access provides car accommodation. Conveniently located within walking distance to local schools, light rail stops and a short drive into Gungahlin Town Centre, you will enjoy a wonderful family-friendly lifestyle here. Features of the property include: Four bedrooms + ensuite & walk in robe to main Kitchen with dishwasher Separate lounge Open plan family room Ducted heating and cooling Double lock up garage Established easy care gardens Available: 3rd May 2024 PETS: Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises VITAL INFORMATION: The property is unfurnished Please note you may be required to remove your shoes prior to inspecting the property If no Energy Rating is displayed for this property, EER is unknown The property complies with the minimum ceiling insulation standard WISH TO INSPECT: 1. Click on "BOOK INSPECTION" if this listing does not have the "BOOK INSPECTION" button please go to [raywhitecanberra.com.au](http://raywhitecanberra.com.au) website and register 2. Register to join an existing inspection, if no time is offered or if the time does not suit, please register and we will contact you once access is arranged 3. If you do not register, we cannot notify you of any time changes, cancellations or further inspection times RENT INFORMATION: 1. Rent is collected fortnightly unless otherwise nominated for a longer period 2. Bond required is equal to 4 weeks rent DISCLAIMER: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.