

**6 Maddison Close, Bruce, ACT 2617**



**House For Rent**

Tuesday, 21 May 2024

6 Maddison Close, Bruce, ACT 2617

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



James Kartsonas

0413948312

**\$875 per week**

PLEASE CLICK 'BOOK INSPECTION' TO REGISTER & BE NOTIFIED OF UPCOMING INSPECTIONS Privately positioned in an elevated position at the end of a quiet cul-de-sac, this gracious 6 bedroom, 3 bathroom split level residence has everything a family would want in a home. Entering the home you are greeted by a separate carpeted lounge and dining area, with a peaceful leafy outlook. The spacious light-filled family room invites you in with slate floors and into the expansive kitchen with the warm look of timber fronted cabinetry, generous bench space, dishwasher & gas cooktop, as well as lovely tree top views. The formal dining room has access to the spacious wrap around timber deck, perfect indoor/outdoor living and entertainment. Four of the home sunlit generously sized bedrooms are upstairs, including a master bedroom with its own ensuite and walk in robe. The extra large main family bathroom has the luxury of a corner spa as well as a separate shower. Downstairs an additional living space is a welcome additional and the two further bedroom on this level have built in robes for streamlined storage. A 3rd bathroom is located on this lower level. Ducted gas heating and evaporative cooling will ensure your year-round comfort. Outdoors the large enclosed rear yard has plenty of room for the family to enjoy the fresh air and sunshine with a patio area with a built in BBQ to enjoy. Car accommodation is well provided for by a double garage. In this desirable location, you're positioned nicely between Belconnen Town Centre and the City. This means that you're close almost anything you need; you can walk to the University of Canberra, CISAC, Belconnen Town Centre and excellent sporting facilities and playing fields. A short drive to the City centre offers you a wide variety of dining, entertainment and shopping options. Features of the property Include:- 4 spacious bedrooms to the upper level of the house- 2 additional bedrooms to ground level both with built-in robes- Large open plan kitchen with gas cooktop and dishwasher- Elevated lounge room- Formal dining room with access onto wrap around timber deck- Main bedroom with walk-in robe and ensuite- Built in robes to 2nd and 3rd bedrooms- Main bathroom with large bath and shower- Separate powder room with toilet- Additional living area to ground level- 3rd bathroom to ground level- Large laundry with storage- Well maintained landscaped gardens and large paved entertaining area- Double automatic garage with internal access and storage area- Ducted gas heating throughout- Evaporative cooling Available: 12th June 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.