

64 The Valley Avenue, Gungahlin, ACT 2912



House For Rent

Thursday, 11 April 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

\$800 per week

Situated in the heart of Gungahlin Town Centre on a spacious 664sqm block, this newly updated, large family home offers three large separate living spaces, four bedrooms plus a study, two bathrooms, undercover alfresco entertaining area and a double garage with access via a third roller door to the rear enclosed yard. There are two spacious formal living spaces with new flooring at either end of the home. An open plan tiled dining and informal living space is in the centre, overlooked by the kitchen. The kitchen is brand new with a large island bench, breakfast bar and gas cooktop. A dedicated tiled study room, or storage / mud room, is located off the front living space, with an access door through to the double garage. All four bedrooms have floating timber flooring. The main bedroom at the front includes a walk in wardrobe and ensuite bathroom, whilst the remaining three bedrooms all offer built in wardrobes and are serviced by the main bathroom with new bath tub and vanity. There is a separate toilet, with it's own wash room space including a new vanity. Additional features include a newly renovated separate laundry with inbuilt storage and generous bench space, ducted gas heating and an updated, low maintenance rear yard.

- Gungahlin Town Centre location
- Master bedroom with walk in wardrobe and ensuite
- Bedrooms 2, 3 & 4 all including built in wardrobes
- Dedicated study room with internal garage access
- Three large separate living areas
- Ducted gas heating
- New kitchen with island bench, breakfast bar and gas cooktop
- Main bathroom with new bath and vanity
- Renovated laundry with built in storage and bench space
- Double garage with remote access and third roller door for rear access
- Covered alfresco area
- Energy Efficiency Rating is not available
- The property complies with the minimum ceiling insulation standard

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2. Register to join an existing inspection
3. If no time offered, please register so we can contact you once a time is arranged
4. If you do not register, we cannot notify you of any time changes, cancellations or further inspection times. Inspections may be cancelled if no one has registered so please ensure you register

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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