

# 81 Livingston Avenue, Kambah, ACT 2902

## House For Rent

Wednesday, 10 April 2024



81 Livingston Avenue, Kambah, ACT 2902

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Client Concierge

0457589354

**\$750 per week**

VIRTUAL TOUR: please note a virtual tour is NOT available on this property. We encourage you to attend the next advertised open home. Follow this link to apply now:

[https://apply.sortedservices.com/#/properties?id=50b5dba0-7091-4e03-80a5-db802272b2d5&type=t&agencyCode=AU\\_TPCO](https://apply.sortedservices.com/#/properties?id=50b5dba0-7091-4e03-80a5-db802272b2d5&type=t&agencyCode=AU_TPCO)

This generously proportioned family home is conveniently located within close proximity to local shops, sought after schools, restaurants, parks and public transport stations. This home's floorplan is ideal for the family. The modern and thoughtfully designed kitchen lies at the heart of the home and flows seamlessly to the dining and living area. The master bedroom, set separately from the remaining rooms, will offer parents a retreat of their own complete with renovated ensuite. The undercover deck is the perfect place to entertain, and the kids will be secure in the fully fenced backyard. The perks: • Generous layout with neutral décor and plenty of natural light throughout • Modern kitchen with plenty of cupboard/bench space and quality appliances • Main bathroom with separate bathtub • Private master bedroom features a chic, updated ensuite • Ducted reverse cycle heating and cooling for year-round comfort • Undercover deck ideal for entertaining • Fenced, flat backyard • Situated within a catchment of highly sought after schools • Single lock-up garage plus covered carport and plenty of off-street parking

The numbers: • Approx. 5-minute drive to Kambah Village Shopping Centre • Approx. 5-minute drive to Tuggeranong town centre • Approx. 18-minute drive to the City centre • Mackillop College, St. Anthony's Primary School and Wanniasa School Senior Campus all within 2kms! Exclusions: Storeroom behind garage is excluded from tenancy. Availability: Now! Please note: The property does not yet comply with the minimum ceiling insulation standard. Pets: Prospective tenants must obtain prior consent from the owner and body corporate (if applicable) to keep pets on the premises. Disclaimer: While all care has been taken in the advertising and marketing of these properties, we do not accept responsibility for any errors or inaccuracies.