

**82/42 Paul Coe Crescent, Ngunnawal, ACT 2913**



**Townhouse For Rent**

Friday, 17 May 2024

82/42 Paul Coe Crescent, Ngunnawal, ACT 2913

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Property Management

0261405900



Samuel Hinchcliffe

0261405900

## \$500 Per Week

Discover this charming 2-bedroom townhouse nestled in the heart of Ngunnawal, offering the perfect blend of comfort and convenience. Ideally situated just a short drive from local schools, shops, and the bustling Gungahlin Town Centre, this home provides an unparalleled lifestyle. Step inside to an inviting open-plan living area, where a cozy gas wall heater creates a warm ambiance. The kitchen, equipped with a gas cooktop and electric oven, is perfect for culinary adventures and everyday meals. Both bedrooms are generously sized, each featuring built-in robes for ample storage. The thoughtfully designed bathroom also incorporates the laundry, while a separate toilet enhances daily convenience. Outside, you'll find a low-maintenance courtyard, ideal for relaxing or entertaining, and a single garage providing secure parking. Embrace the ease and comfort of townhouse living in this delightful Ngunnawal residence.

**Features Include:-** Open-plan living area- Bedrooms with built-in robes- Well-appointed kitchen- Gas wall heater- Combined bathroom and laundry- Separate toilet- Low-maintenance courtyard- Single garage- Close to local schools and shops- Short drive to Gungahlin Town Centre

**Additional Clauses:** Lessors consent is required to keep an animal on the premises  
Carpet Cleaning  
No Smoking  
Break Fee  
EER: Not known  
Insulation: The property complies with the minimum ceiling insulation standard. To INSPECT this property...Please click on the 'Book Inspection' button & register your details to receive further instructions on how to view the property. You must register to inspect this property to ensure we can notify you of any changes or cancellations. A private inspection of the home may be arranged for pre-approved applicants. To APPLY for this property..You will receive an email containing a link to apply after attending the open home. Applications can be received at any time, however, cannot be processed until you have viewed the property in person or online.

**Disclaimer:** Distinct Properties does not request any payments prior to the finalisation and signing of an approved lease agreement. If you are approached by someone claiming to represent our company or property and asking for payment before this stage, please be aware that this is not a legitimate request, and you should not proceed with any transaction. We advise you to contact us immediately to report the incident. We cannot be held responsible for any payments made to unauthorized parties claiming to represent our company or property prior to the finalization and signing of an approved lease agreement. Please note that while all care has been taken regarding general information & marketing information compiled for this rental advertisement, Distinct Property Management does not accept responsibility & disclaims all liabilities regarding any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation & in-person inspections to ensure this property meets their individual needs and circumstances.