

11B Goldner Circuit, Melba, ACT 2615

Duplex/Semi-detached For Rent

Thursday, 4 July 2024



11B Goldner Circuit, Melba, ACT 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Duplex/Semi-detached



Victoria McLaughlin

0409727233

\$635 per week

360 Virtual Video available now! Walk through the property in the comfort of your own home! This beautifully presented immaculate home is perfect for those seeking a comfortable and convenient lifestyle in a peaceful suburban setting. With its updated amenities, spacious layout, and charming courtyard, it's an opportunity not to be missed! Come and experience firsthand how cozy and inviting this property truly is. Plus, enjoy the convenience of having your water usage and gardening maintenance included in the rent! - A generously sized living and dining area welcomes you, ideal for both relaxation and entertaining. - The kitchen boasts electric cooking facilities, a dishwasher, and ample storage space. - A meals room adjacent to the kitchen opens onto a private courtyard, perfect for alfresco dining. - All three bedrooms are carpeted for warmth and comfort, with two featuring built-in robes. - The third bedroom is thoughtfully segregated at the front of the home. - The main bathroom is equipped with a separate vanity, toilet, shower, and bath. - Enjoy year-round comfort with a split system air conditioner in the meals room and electric ceiling induction heating throughout. - A large laundry with internal access to the single garage, which offers storage space. - Single garage with storage space and internal access, separate electricity meter. Plus room to park on driveway! - Enjoy the convenience of having your water usage and gardening maintenance included in the rent! Nestled in a charming enclave of Melba, you'll discover a welcoming community with friendly neighbours and convenient access to nearby schools, parks, public transport, and local shops. Plus, just a short drive away lies the vibrant Belconnen Town Centre, ensuring all your shopping and entertainment needs are easily catered to.

Fast Facts - Available date: 10/7/24 Lease period: 12 months EER: 4.5 The property complies with the minimum ceiling insulation standard

Viewing / Applying for property: Open homes will be advertised once organised, please submit your details online to be advised of all upcoming open home times. We will not accept applications until the property has been viewed by the applicant or their nominated representative. To **APPLY ONLINE** enter this link into your browser: <http://bit.ly/rapateam>

Pets: At any stage throughout this tenancy the tenant will be required to seek the landlord's consent in writing to keep a pet at the premises. Consent must be provided to the tenant in writing before any pets are kept at the premises.

Disclaimer: Whilst all care has been taken in preparing the information provided in this advertisement, Agent Team Canberra accept no responsibility or liability for any inaccuracies herein. All interested parties should rely only on their own enquiries and inspections to ensure this property is suitable to their individual needs.