

# 1 Nymagee Place, Fisher, ACT 2611

LUTON

## House For Rent

Saturday, 29 June 2024

1 Nymagee Place, Fisher, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 459 m2

Type: House



Melina Giri

0261763425

**\$720**

1 Nymagee Place is superbly located within a quiet family friendly cul-de-sac. Boasting a flexible open floorplan with combined kitchen, dining and lounge room this near new home offers rare modern living in this well-established suburb. The generous entrance hall welcomes and leads you into the heart of the home that is a delightfully light filled living space featuring extra height ceilings and square set cornices. The gourmet kitchen offers a seemingly endless list of inclusions to compliment the home with stone bench tops, gas cooktop, pantry, long island bench space and stainless steel appliances. The dining area is adjacent offering various options from sit-down formal dinners to large cocktail parties - the choice is yours. Extra space is available in the outdoor alfresco area, an ideal location for casual summer BBQs. Additionally there is a 3,000L water tank which provides water for the toilets and outdoor taps, colourbond fencing with access gate, and established plantings in the rear yard. Bedroom accommodation consists of three good sized bedrooms with high quality carpet installed. The main bedroom provides a walk-in robe and generous ensuite with the further two bedrooms fitted with robes. Double garage with internal access, ducted gas heating and evaporative cooling complete this special offering. Located 600m away from the local Fisher shops, close to public transport, public and private schooling and only a moment's drive to the larger hubs of Cooleman Court, Westfield Woden and The Canberra Hospital this home is sure impress and tick all your boxes. Quickly accessible, the Tuggeranong Parkway provides ease of access to the rest of Canberra. Features Include: Three bedroom terrace home Robes to all bedrooms with walk in wardrobe in main Modern exteriors Double automatic garage with internal access Tiled open plan living areas Study nook in dining Quantum Quartz stone benchtops, dishwasher, gas cooktop in gourmet kitchen Oversized ensuite High quality carpet in bedrooms 2.7m ceilings throughout Halogen/LED lighting Ducted gas heating Evaporative cooling Instant hot water Colourbond fencing with access gate Secure rear yard Outdoor paved alfresco area Rainwater tank Landscaped gardens Available 22/07/24 The property does not comply with the minimum ceiling insulation standard. Applicants are required to seek consent from the lessor to keep pets on the premises. HOW TO INSPECT THIS PROPERTY? Arranging an inspection is easy! If you are on our website or Allhomes click the 'Book Inspection' button. You must enter your details to book an inspection time. Alternatively, on realestate.com.au or domain.com.au send an email enquiry and we will respond with inspection times. PAYMENT OF RENT The calculation of calendar monthly rent is - Rent per week, divided by 7, multiplied by 365, divided into 12 = \$per C/month. Rent is payable via direct debit from your nominated bank account on the first day of each calendar month. Luton Properties does not accept cash payments for rent or the security bond. APPLICATION OPTIONS To apply online please visit [www.luton.com.au](http://www.luton.com.au) and click the 'apply now' button on the listing that you are interested in to be redirected to [www.1form.com.au](http://www.1form.com.au) Luton application forms are also available on our website.