

**108 Anzac Park, Campbell, ACT 2612**

**MY MORRIS**

**House For Rent**

Sunday, 23 June 2024

108 Anzac Park, Campbell, ACT 2612

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**



Abbey Morris  
0481999035



Dakota Conrad  
0481999035

**\$1,165 pw**

My new tenants will love - My central location within walking distance to a plethora of amenities including the Australian War Memorial, the Australian Defence Force Academy, the Australian Security Intelligence Organisation you are also a short drive to the Canberra Centre and its abundant offerings. - My fusion of modern and historic architectural features - My low maintenance garden

This property is the perfect executive living residence with an excellent blend of central location and a wide variety of creature comforts. This is the first time this three-bedroom three-bathroom home is being offered up for someone else to live in and enjoy. It is sited on a stunning and low maintenance private 789m<sup>2</sup> block that allows for perfect indoor outdoor entertaining. The home offers a single-level floorplan that is the epitome of comfort and functionality. There are generous practical spaces for versatile entertaining including an oversized lounge room that flows seamlessly to the open plan dining room which in turn leads to a chef's kitchen and paved outdoor entertaining area. Comfort is provided by the underfloor heating that extends throughout the home and is complemented by ceiling fans that will be installed throughout the home to ensure climate control in summer. The kitchen features a stainless steel cooktop, electric oven and dishwasher as well as an abundance of bench and cupboard space. The main bedroom is oversized with built in robes and direct courtyard access. The remaining secondary bedrooms also also generous in size and have external access. In line with the aesthetic the bathrooms are also expansive with oversized shower alcoves and decorated with neutral floor to ceiling tiles. Other features include an oversized storage room to the rear of the carport, extensive off street parking, connected water tank and security shutters.

Rental Specifics:- Availability: 12th July 2024- Lease Length: 6 to 12 months with possibility of extension- Pets: Tenant must seek landlord's consent for pets- No EER available for this property- Insulation: This property complies with current legislation- Exclusions: The property has an adjacent granny flat that may be used intermittently throughout the tenancy by the landlord's family. Electricity consumption will be discussed with interested parties.

DisclaimerMy Morris make all efforts to provide correct information on this listing. We cannot accept responsibility and disclaim all liabilities in regards to any errors contained in this advertisement. All parties must inspect and rely on their own investigations to validate the information provided.