

**2 Cosgrove Street, Curtin, ACT 2605**

**House For Rent**

Wednesday, 3 July 2024

2 Cosgrove Street, Curtin, ACT 2605

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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**\$590 per week**

Don't miss your chance to discover 2 Cosgrove Street! This lovingly renovated partially furnished home offers a perfect blend of comfort and convenience. Ideal for professionals, small families, or those seeking a serene retreat in Inner Canberra, this residence is just a short walk to the Curtin Shopping Village and moments away from the Canberra CBD. Features:

- **Location:** Prime position with easy access to cafes, dining options, and the popular Two Blind Mice restaurant & bar. Proximity to essential amenities like a doctor, chemist, bank, post office, Coles supermarket, and a variety of eateries.
- **Living Space:** Modern timber look flooring throughout, the extra wide sliding glass doors extend the living area out onto the generous outdoor covered patio.
- **Private Yard:** Enjoy the fully enclosed private rear yard that has been freshly established with low-maintenance native plants.
- **Parking:** Single large carport with additional storage.

Highlights:

- **North-facing elevated setting with a private patio** – great to soak up the sun!
- **Open plan lounge and dining** equipped with leather lounge, study nook, large in-built smart TV and dining setting.
- **Two large bedrooms** with built-in wardrobes. The master bedroom with queen bed.
- **Immaculately renovated kitchen and fresh bathroom spaces**
- **Separate toilet**
- **Reverse-cycle air conditioning and ceiling fans**
- **Laundry is off the kitchen area.** Dryer has been installed under the carport to allow for adequate ventilation.

Proximity:

- **Local primary school** over the road, walking distance to local shops, cafes, and public transport
- **Easy access to the 58 bus route** direct to the city
- **Minutes to Woden Westfield Shopping Centre, CBD, bus interchange, and quality schools**

This beautifully presented home offers a unique opportunity to enjoy a convenient lifestyle in a vibrant community. Ready to move in and enjoy, this residence is perfect for those looking to live in the heart of Canberra. Contact: Don't miss out on this rare opportunity! Contact us today to arrange a viewing. Property Available: 05/07/2024 EER: Last Known EER is Unknown The property complies with the minimum ceiling insulation standard. Pet Policy: The tenant will be required to seek consent to keep a pet. Viewing policy:

1. Click on the "BOOK INSPECTION" button.
2. Register to join an existing inspection.
3. If no time offered, please register so we can contact you once a time is arranged. If you do not register, we cannot notify you of any time changes, cancellations or further inspection times.
4. Inspections must be in the presence of an agent either at a private viewing or at an arranged open home, please do not contact the occupants directly or knock on the door.

Rental Requirements: Rent is due on a fortnightly basis in advance. Bond equivalent to four weeks rent is payable when signing the tenancy agreement. Disclaimer: Whilst we take all due care in gathering details regarding our properties either for sale or lease, we accept no responsibility for any inaccuracies herein. All parties/applicants should rely on their own research to confirm any information provided.