

22 Excalibur Street, Dunlop, ACT 2615



House For Rent

Tuesday, 2 July 2024

22 Excalibur Street, Dunlop, ACT 2615

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



Abbey Woodyatt
02 6173 6300



Investment Team
02 6173 6300

\$530 per week

PLEASE CLICK 'BOOK INSPECTION' TO REGISTER & BE NOTIFIED OF UPCOMING INSPECTIONS Nestled privately within a fenced front courtyard sheltered by mature trees, this lovely 2 bedroom townhouse has lots of appeal. The sunlit open concept living dining space greets you with a wonderful connection to the leafy garden. The adjoining kitchen has a sleek modern look and is well equipped with a dishwasher, electric cooktop and well planned storage space. Blonde toned engineered timber floors throughout bring a warm Scandi look to the home. Both the well sized bedrooms have built in robes for streamlined storage & share the same serene & private garden outlook. The light and bright bathroom has a separate shower and a bath for luxurious long soaks. Split system air conditioning units to the living space and main bedroom, provide year round comfort, solar panels bring extra energy efficiency/lower bills & the single garage has the ease of internal access. The leafy & neat rear courtyard has a paved patio, mulched garden beds and a small astro turfed area. Situated in the popular suburb of Dunlop with a school bus route only one street away, easy access to main roads and local shops and grassland reserve and walking trails around Ginninderra Ponds only a short walk away. Dunlop has its own Woolworths and is also within close proximity to multiple schools and colleges, Charnwood shops, Kippax fair centre which includes restaurants and cafes, as well as sports clubs and ovals. Dunlop is also only a short drive to Belconnen Town Centre. Features of the property include: Open plan living/dining space Engineered timber floor throughout Central modern kitchen with dishwasher 2 bedrooms with built in robes Family bathroom with separate bath & shower Separate toilet Private courtyards Split system heating and cooling Solar panels Single garage with internal access Available: 15th July 2024 PETS: Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises VITAL INFORMATION: The property is unfurnished Please note you may be required to remove your shoes prior to inspecting the property If no Energy Rating is displayed for this property, EER is unknown The property complies with the minimum ceiling insulation standard WISH TO INSPECT: 1. Click on "BOOK INSPECTION" if this listing does not have the "BOOK INSPECTION" button please go to raywhitecanberra.com.au website and register 2. Register to join an existing inspection, if no time is offered or if the time does not suit, please register and we will contact you once access is arranged 3. If you do not register, we cannot notify you of any time changes, cancellations or further inspection times RENT INFORMATION: 1. Rent is collected fortnightly unless otherwise nominated for a longer period 2. Bond required is equal to 4 weeks rent DISCLAIMER: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.