

# 5 Aroona Court, Ngunnawal, ACT 2913

ACPM

## House For Rent

Saturday, 29 June 2024

5 Aroona Court, Ngunnawal, ACT 2913

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 110 m2**

**Type: House**



Greg Amos

0431365184

**\$650 per week**

PLEASE NOTE: property available from Friday, July 26th This lovely 3 bedroom property offers a number of surprising features that suit a growing family as well as being located so close to local schools and shops. The home boasts a well-appointed floor plan featuring two separate living areas, built-in robes in all bedrooms, a two-way bathroom and a well-equipped kitchen with overhead cupboards, a gas stove and dishwasher. With features like ducted heating and evaporative cooling, down lights throughout and being NBN connected makes this a 'must see' property. You'll enjoy walking out from the family meals area to the large paved area which is integrated with the nearby single carport and double garage. This space is gated and offers a great place for your kids to play or to host that next outdoor BBQ for family and friends. The front section of the double garage is a carpeted and lined multi-purpose room which could be easily used as a home gym or a secure storage area while as being available as an extension to the entertaining area outside if needed. An easy-care rear yard with lawn and surrounded by established gardens offers more private space for the family to enjoy. THE LOCATION The property backs directly onto a green belt walking and cycle track which leads a short distance to a number of local community facilities including public transport and the 'Little Penguins' Child Care Centre. Public transport and the Ngunnawal shops are a few minutes walk across the green belt and includes a Spar Express supermarket, cake shop, takeaway and pharmacy. PROPERTY FEATURES 3 bedroom, one bathroom home Separate living spaces Kitchen features overhead cupboards, gas cooktop, electric oven & dishwasher Main bedroom - carpeted with built-in robe & ceiling fan Other bedrooms - carpeted with built-in robes Two-way bathroom Large hallway storage cupboard Down lights throughout Ducted heating & evaporative cooling Timber flooring in living areas NBN connected Converted double garage front multi purpose room and remote opening Private back yard with established trees & gardens Large paved outdoor area Single carport 110m<sup>2</sup> living (approx.) EER 6 (not available) APPLICATION INFORMATION Tenants must request landlord approval to keep a pet at this property. You can apply via our website [www.acpropertymanagement.com.au](http://www.acpropertymanagement.com.au) and clicking on the "Apply Here" menu option. All applicants over the age of 18 must submit an application. A 12 month lease is preferred. Rent is due on a weekly or fortnightly basis in advance. Bond equivalent to four weeks rent is payable when signing the tenancy agreement. Please note we do not accept 1 Form applications.