

**9 Gara Place, Amaroo, ACT 2914**



**House For Rent**

Tuesday, 2 July 2024

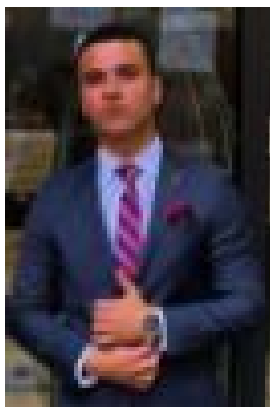
9 Gara Place, Amaroo, ACT 2914

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Pramod Khadka  
0452454259

**\$700**

One Agency Gungahlin is excited to offer a beautiful 3-bedroom house for rent in Amaroo which is located in a quiet and leafy cul-de-sac. The Single Story house has three bedrooms, all with built-in robes. The master bedroom has an ensuite bathroom. Other features include ducted gas heating, a split system in the living room, bamboo flooring, 8 roof-mounted solar panels, a single lock-up garage with storage, and an extra carport. Property Features: 1. North facing and the master bedroom with Ensuite. 2. Leafy cul-de-sac location. 3. Bamboo flooring. 4. Ducted gas heating. 5. Reverse cycle A/C unit in the living room. 6. Lock-up garage with storage and an extra carport. 7. Instant gas hot water. 8. Close to Yerrabi Pond, local shops & 5 Min Drive to Gungahlin Market Place and the 2 min drive to public bus. 9. Large low-maintenance backyard. 10. Solar panel installed in the property, which means a huge saving in electricity bills. Current EER: 4.0 Available: 01/07/2024 Note: A 12-month lease standard lease term - anything longer or shorter will be advertised or considered upon application. Please note that the property complies with the minimum ceiling insulation standard. Bond 4 weeks of rent and 2 weeks of rent in advance required. For further details or to arrange a viewing of this exceptional property, please contact One Agency Gungahlin at 0452 454 259 or 02 6182 8526. Please note that the images provided are for illustrative purposes only and may not depict the exact representation of the property. Interested parties are advised to register their interest with One Agency Gungahlin. While every effort has been made to ensure accuracy, no responsibility is accepted for any inaccuracies, and individuals are encouraged to seek legal advice and conduct their own due diligence.