

**13a Fishlock Lane, Gungahlin, ACT 2912**

**BOLTON & CO**

**Studio For Rent**

Sunday, 23 June 2024

13a Fishlock Lane, Gungahlin, ACT 2912

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Studio**



John de la Torre  
0407475240

**\$420 per week**

Located just off centre of Anthony Rolfe Avenue is this updated and modern studio great for a couple or an individual wanting their own space. This property is a short walk to the Gungahlin Market Place, public transport such as the light rail and many local shops and cafes. With an allocated space to the right of the building, you will walk through your own gate to a secure courtyard, from here is your tiled entry leading up the wooden stairs to a bright and open planned bedroom, living and kitchen area, with appropriate fittings for your laundry. Fitted with Reverse Cycle Airconditioning, stainless steel cooking appliances, a modern bathroom and blinds, this studio has every necessity covered. \*PLEASE NOTE that the balcony has been removed from the unit\* Features:- Open plan & light filled - Gas Cooktop- Stainless steel oven- Reverse cycle AC- Wooden floorboards- Clothesline- Allocated Car Space Pets: Tenants MUST seek written permission for approval of any pets. Available: 04/07/24 12 Month lease preferred Rent is calculated and payable fortnightly. Bond is equivalent to four weeks rent. EER: 6.0 Insulation: The property is compliant with the minimum ceiling insulation standard. Applications are accepted via this LINK only: <https://www.realestate.com.au/property-studio-act-gungahlin-439503664> Please use the APPLY button. PLEASE NOTE: you or your representative must inspect the property in order to sign a lease for the property. Please note that whilst our team has taken all care in providing this information, to the extent legally permissible Bolton & Co disclaims responsibility for omissions or inaccuracies. All interested parties should rely on their own enquiries, and the state of the property at the time of their inspection.