LJ Hooker Gungahlin
Suite 2C, Level 1, Gungah46-50 Hibberson Street,
GUNGAHLIN ACT 2912

38 Phylis Ashton Cct, Gungahlin, ACT 2912 **Leased - $790**

House 3 2 2



Fantastic Yerrabi Pond Location!

Magnificent three bedroom plus study, two story separate title townhouse with water frontage of Yerrabi Pond.

Open for Inspection

By Appointment.

Features include:
? Ensuite to main bedroom
? Large open plan living areas
? Good sized bedrooms with built in robes
? Study nook upstairs

You'll love the huge functional kitchen with stainless steel appliances.

This beautiful home also offers a ducted vacuum & alarm plus many more quality inclusions. With minimal garden maintenance this townhouse is perfect for the busy professional. Also featuring reverse cycle air conditioning, plus in slab heating. The main bedroom has a front balcony overlooking Yerrabi pond and the secondary bedrooms have a rear balcony for those mornings reading the paper in the sun. A double remote garage completes the picture.

This property does comply with minimum ceiling insulation standards

EER: Unless an EER is stated, there is no current EER available.

PETS: please be aware that at all stages of tenancy this property requires consent to be sought in writing for the keeping of any pets at the premises. Consent must be provided in writing before any pets are at the premises.

TO ARRANGE AN INSPECTION PLEASE:
1. Click on book inspection button
2. Complete your details
3. Answer pre-qualifying questions
4. Register for a time

NOTE: IF you do not register you will not be notified of cancellations or changes to the inspection. If no one has registered for the inspection, the inspection will not

Listed By
Matthew Herbert
Phone: (02) 6213 3999

Listing Number: 3536340

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.