

**40 Phyllis Ashton St, Gungahlin, ACT 2912****Leased - \$690**House 3  2  2 **Yerrabi Pond is your Front Yard!!**

- ? Large open plan kitchen dining and living room; good sized courtyard
- ? Kitchen complete with gas cooking and ample storage space
- ? Three good sized bedrooms with built in robes; main with ensuite and walk in robe
- ? Ducted reverse cycle heating and cooling and in slab heating to ground floor
- ? European style laundry and powder room
- ? Double remote garage with rear lane access

**Open for Inspection**

By Appointment.

This three bedroom two storey townhouse with absolute water frontage of Yerrabi Pond. Walking distance to Gungahlin town centre.

EER 4.5

Disclaimer:

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 go ahead. Alternatively call the office on 6213 3999 to book an appointment

While all care has been taken in compiling information regarding properties marketed for rent, we accept no responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate information provided

**Listed By**

Matthew Herbert

Phone: (02) 6213 3999

