



## 12 Clavert Place Florey ACT 2615

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\$680

Date available: 30 September 2024

[Book Inspection](#)

### Time for something different in Florey!

To view any of our properties, please click on "book inspection" below and fill in your details to register to view the property. Alternatively, you can copy/paste: <https://www.tenantapp.com.au/Rentals/Agency/archer>. It is extremely important that you register your contact details or risk not being contacted in the event of a cancellation or change in open times.

Without a shadow of a doubt, this home is the best on offer in inner Belconnen. Everything from the free flowing design, the high end finishes, and the big proportions; 12 Clavert Place is the ultimate entertainer. Lovingly owner occupied for many years, I can just about guarantee you won't find anything quite like it on offer in the rental market!

Comprising

- Enormous master bedroom with ensuite
- Spacious lounge room
- Flowing meals, dining, and living space with timber flooring
- Beautiful big kitchen with no shortage of bench and cupboard space
- The ultimate outdoor entertaining space
- Level rear yard with raised arable garden beds
- Separate laundry room

Archer Canberra

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- Double lock-up garage with loads of room for storage
- Ducted heating and cooling for year-round comfort

Lush, green surrounds HOW close to Belconnen Town Centre? Convenience has never looked so good!

- 50m to Meyrick Parkland
- 400m walk to Southern Cross Drive primary bus routes
- 500m to Florey shops, including your local SupaExpress and restaurants
- 550m to Florey Primary School
- 1km to the Western Foreshore Park and Lake Ginninderra
- A very short 1.3km to Westfield Belconnen
- 5-minute (3km) Drive to the University of Canberra
- 15-minute (10km) drive to Canberra Civic Centre

You'll want to get in quick with this one. Contact us today to secure your Florey rental dreams!

### Bond and Rent:

A bond equal to four weeks' rent will be required before the commencement of the lease. Here at Archer Canberra, we accept rent weekly, fortnightly, or monthly and our preferred payment method is direct debit.

### When can I see the property?

Saturday exhibition times will be advertised by the close of business each Wednesday. Should the open time not suit you, please register to view the property and you will be first to be advised once an open is booked. Alternatively, please call our dedicated leasing department to arrange a personal inspection. Please note "if the property isn't advertised as "available now" this usually means that the property is currently tenanted, making Saturday viewings all that we will have available until after this date.

### Interested in applying for this property?

After you register or view the property, you'll receive a link and code from our leasing system

<https://www.2apply.com.au/Agency/Archer>

### Disclaimer:

Whilst care has been taken in gathering details for properties for lease, we accept no responsibility for any inaccuracies herein. All applicants should rely on their own research to confirm any information provided.

### Useful Information

€ A 12-month lease is the standard lease term " anything longer or shorter will be advertised or considered upon application.

€ It is our company policy to either view the property or have someone view the property on your behalf before your application can be accepted.

€ This property is exempt from meeting the minimum energy standard.

# Gallery



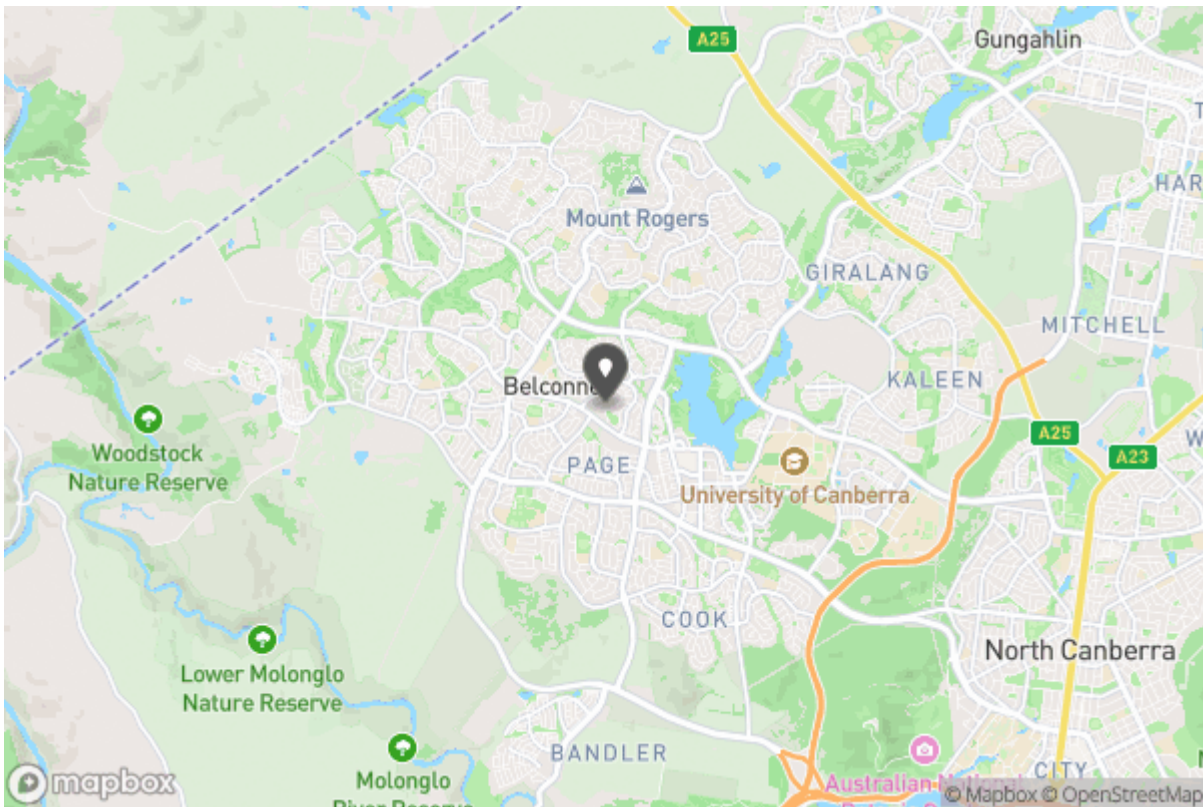








# Location Map





Don't forget to confirm your inspection by SMS or email

### Leasing Archer

leasing@archercbr.com.au

02 6262 5232  
1/24 Girrahween Street  
Braddon ACT 2612



### Why Book with Archer Canberra

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

# Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](#)

<https://2apply.com.au/Property?agentID=PM-Archer&uniqueID=b1c50109c3524b76a73b601344600fed>