



## 21 Nellie Hamilton Avenue Gungahlin ACT 2912

 4  2  2

\$650

Date available: 11 October 2024

[Book Inspection](#)

### Spacious 4-Bedroom Family Home in Prime Gungahlin Location!

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.

Explore this stunning four-bedroom home in the heart of Gungahlin, ideal for families and those who love to entertain. Featuring generous living spaces, a contemporary kitchen, abundant storage, and a low-maintenance yard, this property offers both comfort and convenience. Perfectly positioned near local amenities, schools, parks, and shopping, it also provides easy access to Canberra's Civic Centre, just 20 minutes away.

#### Property Features:

• 4 generous bedrooms (3 located upstairs, 1 on the ground floor), including a master with an ensuite

• Large master bathroom featuring a spa bath for ultimate relaxation

• Well-equipped, spacious kitchen with gas cooking and dishwasher

• Huge storage hall stretching from the kitchen to the garage " plenty of room for all your needs!

Archer Canberra

- Separate living and dining areas for easy entertaining
- Secure, low-maintenance yard with fencing, ideal for children and pets
- Double lock-up garage offering secure parking and additional storage
- Prime Location: This home is ideally positioned to enjoy the best of Gungahlin, with easy access to local amenities, schools, and a quick commute to the city.

- Just 100m to bus routes on Anthony Rolfe Ave
- A short 250m stroll to Yerrabi Ponds reserve and playground
- Only 700m to Gungahlin Town Centre and Shopping Centre
- A 17-minute (10km) off-peak drive to Canberra Civic Centre

Don't miss out on this fantastic opportunity – contact us today to arrange a viewing!

#### 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 close of business each Wednesday. Should the open time not suit, 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.



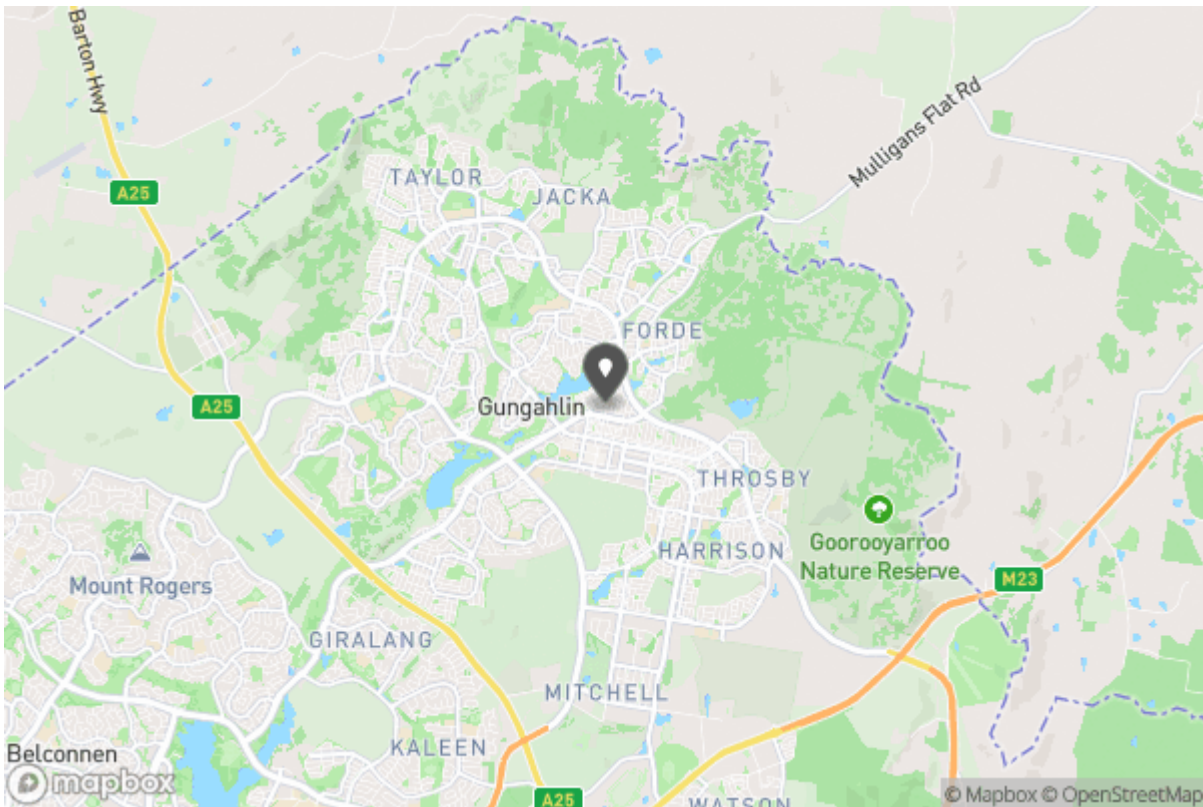
# Gallery







# Location Map







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

## Leasing Archer

[leasing@archercbr.com.au](mailto: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=b1ea0001fa3644789fcd35271550b693>