



40/3 Howitt Street Kingston ACT 2604

 2  2  1

\$620

Date available: Now

[Book Inspection](#)

Charming Home Just Steps from Kingston Shop

Please register your interest at the base of this page by ticking inspection times and filling in your details. Alternatively you can copy/paste: <https://www.tenantapp.com.au/Rentals/Agency/archer>. It is extremely important you register your contact details or you risk not being contacted in the event of a cancellation or change in the open times.

Discover the perfect blend of comfort and convenience with this delightful 2-bedroom residence, ideally located within walking distance of Kingston's vibrant shopping and dining precinct.

Features include:

- Two spacious bedrooms with built-in wardrobes and Juliet balconies
- Expansive ensuite with a bathtub
- Large kitchen equipped with electric cooking and a dishwasher
- Open-plan living area with a lovely leafy outlook over Howitt Street from the balcony
- Single lock-up garage

Situated right on the edge of Kingston Green Square, you're just a short stroll from Canberra's vibrant dining scene. The area offers a wealth of options for dining and entertainment, and convenience is at your doorstep:

Archer Canberra

1 / 7

- 20 meters to Giles Street bus routes
- 200 meters to Kingston Green Square dining precinct
- 300 meters to Manuka Oval
- 300 meters to Telopea Park School
- 600 meters to Manuka Coles Supermarket
- 800 meters to Kingston Foreshore precinct
- 1.7 kilometers to the Parliamentary Zone
- 4.5 kilometers to the CBD

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 call our dedicated leasing department to arrange a personal inspection. Please note - if the property isn't advertised as 'Available Now' this 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 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 policy to either view the property, or have someone view the property on your behalf before your application can be accepted.

• This property meets the minimum energy standard.

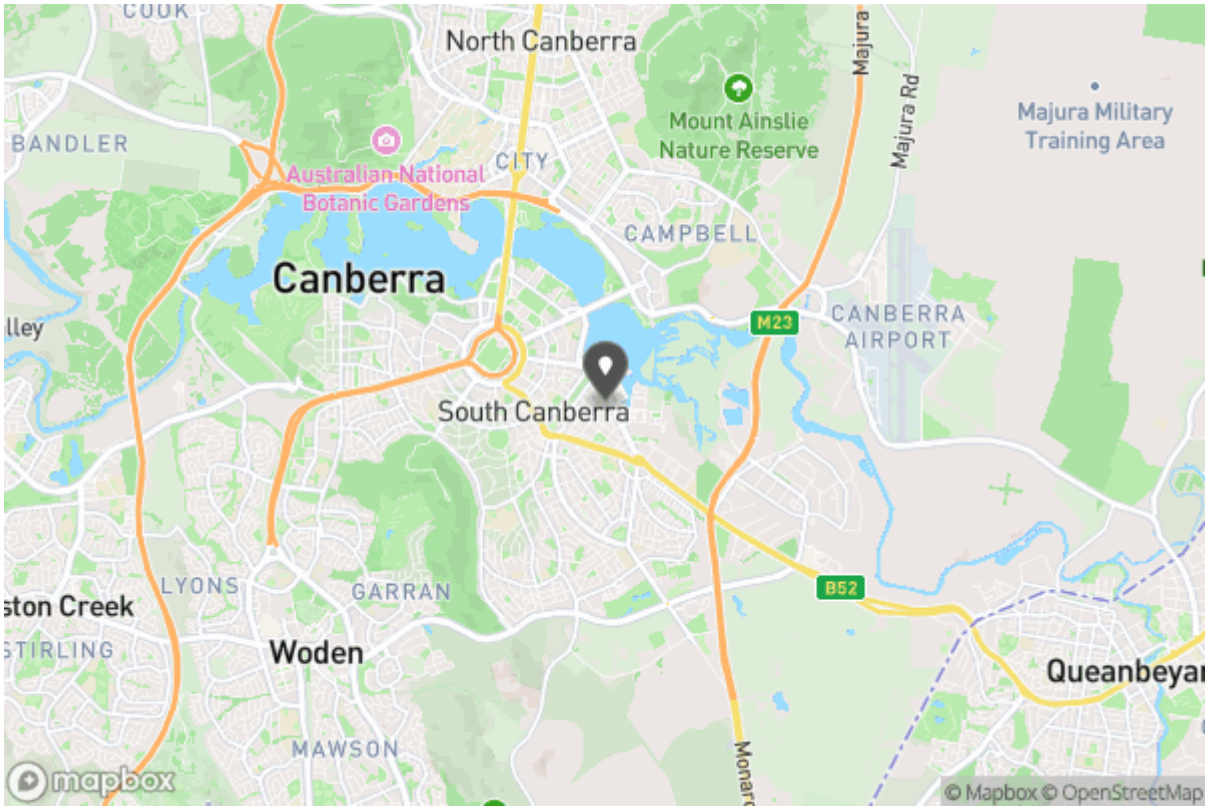
• Pets will be considered upon application only.

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=b1d900044ef547ffafcba81cbb029874>