



64 Alice Cummins Street Gungahlin ACT 2912

 4  2  2

\$850

Date available: 8 July 2024

[Book Inspection](#)

Beautiful Large Family Home Near Park

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AVAILABLE NOW - CHECK INSPECTION DATES

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 that you register your contact details or risk not being contacted in the event of a cancellation or change in open times.

Situated on a large block located in the highly desirable Gungahlin suburb near a playground, and walking distance to the Tram station.

This property is a delightful, spacious four bedroom ensuite home with a separate meals and dining and an additional rumpus room. It has been freshly repainted inside and out with new carpets laid, and presented in pristine condition.

Designed by New Age Architecture, this home offers three separate and generous living areas. As you step inside you are immediately welcomed by an entry area which then flows to a large formal lounge and formal dining. A separate, Archer Canberra

very large open family room with an additional meals area flows on from the open plan kitchen to create a spaciousness that impressively highlights the size of this larger four bedroom house. Towards the back of the main living area you'll find another rumpus room and under cover patio area outside.

The bedrooms are all generously sized with built-in-ropes, and the master bedroom has a walk-in-robe and ensuite.

Other features includes, plenty of storage cupboards, double lock-up garage with internal access, ducted gas heating and evaporative cooling, and NBN connection for fast internet.

Outside the house you'll find an easy care lawn backyard for both children and family pets to play in. There is also an outdoor covered patio area for outdoor entertaining.

The location provides perfect lifestyle options including a 15 min walk to Gungahlin Marketplace and shops, cafe and restaurants, K-Mart, BIG-W, Woolworths, and Coles. The property is also located close to the tranquil Mulligans Flat bush reserve & Yerrabi Ponds, ideal for walking and hiking. Easy access to Horse Park Drive & the new Majura Parkway. 20mins drive to Canberra CBD.Â

Features include:

- Freshly painted inside and outside
- Modern open plan living
- Well-appointed kitchen with island benchtop
- Perfectly positioned block in a quiet location near a park
- Spacious bedrooms (with built-in-ropes) and large open family and meals area
- Master bedroom with walk-in-robe and ensuite
- Covered outdoor patio area
- Double garage with internal access
- Secure and private backyard
- Ducted gas heating
- Evaporative cooling
- Gas hot water system
- Gas cooktop
- Brand new stainless-steel dishwasher
- NBN Connected
- Short stroll to the Gungahlin Market place
- Walking distance to tram station
- 20 mins drive to Canberra CBD
- Immaculate presentation inside and out

The following clauses apply:

- Lessors consent is required to keep pets on the premises
- Carpet and house must be professionally cleaned at the end of the lease
- Break lease fee applies
- No Smoking inside the house

House Size: 210.09 SQM

Garage Size: 39.81 SQM

Veranda: 8.47 SQM

Block size: 651 SQM

UV: \$661,000 (2023)

Features

â€¢ Central Heating

â€¢ Dining Room

Archer Canberra

- â€¢ Family Room
- â€¢ Rumpus Room
- â€¢ Separate Toilet

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?

Once you register or view the property, youâ€™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

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

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

â€¢ This property is exempt from meeting the minimum energy standards

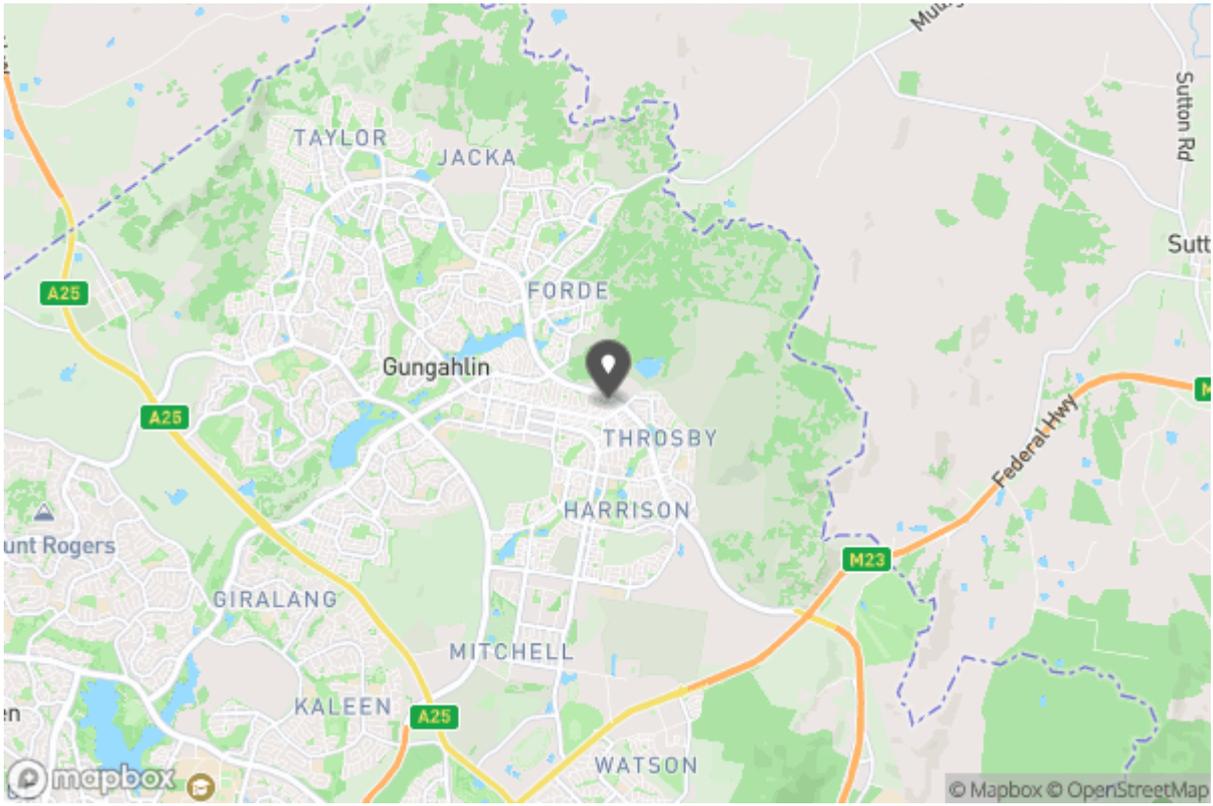
Gallery







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=b1920517377a4771ac07c2b937121a82>