



10 Crossman Street, Amaroo

## Walk to Amaroo Village and Schools

- Open plan living, dining and kitchen
- Kitchen with induction cooktop and dishwasher
- Separate laundry and powder room downstairs
- Bedrooms are upstairs with ensuite, 2nd bedroom and main bathroom
- Ducted reverse cycle air conditioning throughout
- Private courtyard and a single garage




Opposite Amaroo Village with Coles, Aldi, Stonehouse, Coffee Guru and much more. Walk to Amaroo and Good Shepherd Schools. Short drive to Gungahlin town centre and Canberra City is 25 minutes away.

This property does comply with minimum ceiling insulation standards; 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:**

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

3  2  1 

### FOR RENT

Please Call

### AGENTS

Jessica Cook  
0429 677 991  
jessica.cook@ljhooker.com.au

Lyn Fairweather  
0402 477 950  
lyn.fairweather@ljhooker.com.au

### AGENCY

LJ Hooker Gungahlin  
(02) 6213 3999



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.

Disclaimer: 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.

## MORE DETAILS

Property ID	35X7GCY
Property Type	House
Including	Ducted Cooling Ducted Heating

### Jessica Cook 0429 677 991

Team Leader / Property Management |  
jessica.cook@ljhooker.com.au

### Lyn Fairweather 0402 477 950

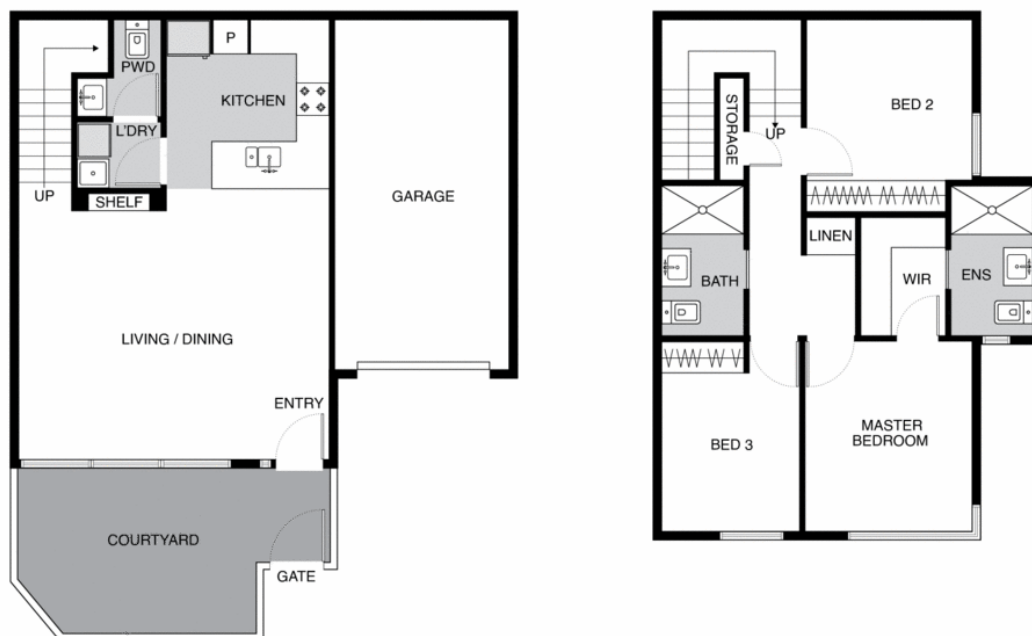
Director Property Management | lyn.fairweather@ljhooker.com.au

### LJ Hooker Gungahlin (02) 6213 3999

Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street,  
GUNG AHLIN ACT 2912  
gungahlin.ljhooker.com.au | gungahlin@ljhooker.com.au



## Floor Plan



THIS FLOORPLAN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE. ALL INFORMATION CONTAINED IS GATHERED FROM SOURCES WE BELIEVE TO BE RELIABLE. WE CANNOT GUARANTEE ITS ACCURACY AND INTERESTED PARTIES SHOULD RELY ON THEIR OWN ENQUIRIES.

**LJ Hooker** Gungahlin

10 Crossman Street, Amaroo

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

**LJ Hooker**