



15 Diamond Street, Amaroo

## Beautiful Family Home!




From the moment you step inside this beautiful family home you will never want to leave. With three good size bedrooms, the master complete with walk-in robe and ensuite, two separate living spaces ideal for the growing family. The entertainment area out the back will be perfect for the family to relax and enjoy those summer barbecues.

This home radiates class, convenience and lifestyle. Perfectly positioned within walking distance to Amaroo shops, public and Catholic schools, transport, sporting facilities and Yerrabi pond, this is ideal for the growing family.

This family home has everything that could be desired, in a brilliant location.

Features include:

- Three great size bedrooms with built-in robes
- Plantation shutters on all the bedroom windows
- Separate lounge, dining, meals area
- Gas cooktop
- Timber floors to lounge and bedrooms
- Ducted gas heating
- Evaporative cooling
- Freshly painted throughout

3  2  2 

**FOR RENT**

Please Call

**AGENTS**

Dannielle McSpeerin

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**AGENCY**

LJ Hooker Canberra City

(02) 6249 7700

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Instantaneous gas hot water
- Double garage with internal access
- Crimsafe screens on back sliding door and front door
- Enormous entertaining area complete with heaters
- Canturf to the back yard great for the kids to play on
- Hills hoist clothesline

No current EER

Please note: spa not included

This property complies with the minimum ceiling insulation standard.

#### Suburb Snapshot

Amaroo is a suburb in the Canberra, Australia district of Gungahlin and was gazetted on 18 October 1991. Amaroo —which means 'a beautiful place' in one of the local Aboriginal dialects. Place names in Amaroo such as Shoalhaven Avenue are named after Australian rivers and lakes.

Although the suburb of Amaroo is newly established, the history of the land upon which the suburb is situated stretches back at least one hundred and fifty years. Amongst the historic remnants from Amaroo's colonial past is Crinigan's stone cottage located in Wanderer Court Amaroo.

#### Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER CANBERRA CITY does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

#### PETS:

Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

#### RENTING BOOK:

[https://www.justice.act.gov.au/data/assets/pdf\\_file/0008/2443472/Renting-Book-May-2024.pdf](https://www.justice.act.gov.au/data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf)

EER ★★★★★

## MORE DETAILS

Property ID 2EBZFHK  
Property Type House  
Including Ducted Cooling  
Ducted Heating  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Fully Fenced

### **Dannielle McSpeerin 0437 672 063**

Executive Property Manager & ACT Licensed Agent |  
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### **LJ Hooker Canberra City (02) 6249 7700**

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