



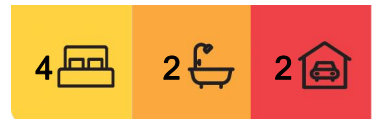
## Amaroo, 18 Clarendon Street

### Stunning 4 Bedroom Home

- Separate lounge and dining plus open plan kitchen meals and family room
- Kitchen with electric cooking, dishwasher and breakfast bar
- Main bedroom with ensuite; all four bedrooms with built in robes
- Zoned ducted cycle air conditioning; NBN ready; wood fire
- EV charger plus solar panels to keep cost of electricity down
- Fabulous covered outdoor entertaining with blinds to fully enclose for Winter sunroom
- Double lock-up garage with internal access and good storage space

In a sought after Amaroo location, Amaroo Central School and Good Shepherd Primary School and Amaroo Shopping Centre less than 1km away and Yerrabi Pond within 300m. A 5 minute drive to Gungahlin town centre and 25 minutes to Canberra City.

This property does comply with minimum ceiling insulation standards. Unless an EER is stated, there is no current EER available.



**For Lease**  
Please Call

**View**  
[ljhooker.com.au/34PTGCV](http://ljhooker.com.au/34PTGCV)

**Contact**  
**Lyn Fairweather**  
0460 005 694  
[lyn.fairweather@ljhooker.com.au](mailto:lyn.fairweather@ljhooker.com.au)



**Disclaimer:** 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.

EER ★★★★★

**LJ Hooker Gungahlin**  
**(02) 6213 3999**

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:

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 About this Property

<b>Property ID</b>	34PTGKY
<b>Property Type</b>	House

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