



27 Magenta Square, Amaroo

No body corporate, good yard, plenty of parking !

Set within the established, family-friendly suburb of Amaroo, this home places you in a location that continues to be in demand for good reason. Moments from local schools, Amaroo Village shops, parkland and easy transport links into Gungahlin and the City, it's a suburb that balances convenience with a genuine neighbourhood feel. Established homes and a strong sense of community make Amaroo a place people move into and grow into.

Inside, the home unfolds as a practical and easy-to-live-in layout, ideal for downsizers, first home buyers or investors alike. Two bedrooms are well positioned, with a central bathroom that has been creatively renovated to a high standard, and internal laundry adding everyday functionality. The proportions are comfortable without excess, and the home sits on a manageable corner block-offering new fencing, usable yard as a blank canvas, at approximately 92sqm of living on a 311sqm block, it's a footprint that feels considered and efficient, and easy.

The kitchen and living areas have been thoughtfully updated and adjusted to reflect modern expectations and open plan living. With induction cooktop and new oven anchors the home, complemented by

2 1 1

FOR SALE
\$625,000+

AGENTS

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AGENCY

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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

excellent storage throughout. Ducted reverse cycle air conditioning ensures year-round comfort, while simple, open living spaces create a natural connection between cooking, dining and relaxing—designed for real day-to-day living rather than show.

Outdoors, the home continues to offer practical appeal. A space to create whatever you so choose, with scope to further enhance over time. The inclusion of a garden shed, new mailbox and pet-friendly additions like dog and cat doors speaks to a home that has been lived in and adapted.

At a glance

2 bedroom duplex on a corner block
Approx. 311sqm block | ~92sqm living + 18sqm garage
Renovated kitchen with induction cooktop & new oven & Dishwasher
Renovated bathroom with Character
Ducted reverse cycle air conditioning all year round comfort
Internal laundry
Crimsafe doors and windows
NBN connected
Outdoor living area + garden shed
• pet friendly features (dog door & cat door)

The Numbers

House Size: 92m²

Block Size 311 sqm

Year Built : 1995

DUPLEX - No body Corporate.

Rates : : \$2,849 approx

Land Tax : \$4,776* ((if rented out))

EER : 3

UV: \$418,000 (2025)

Rental Estimate: TBC

MORE DETAILS

Property ID	36H4GCY
Property Type	DuplexSemi-detached
House Size	92 m ²
Land Area	311 m ²
EER	3

Carly Clough 0419 296 458

Licensed Agent ACT/NSW and Auctioneer |
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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