



10 Crossman Street, Amaroo

## Style, Space and Location

A home that doesn't just tick the boxes - it raises the bar.

Welcome to a residence that blends modern design with effortless liveability, all in the heart of Amaroo. Perfectly positioned within moments of vibrant shops, cafes, schools, and scenic parklands, this home is the key to a lifestyle where convenience meets sophistication.

Every detail has been crafted to impress. The open-plan living and dining areas are drenched in natural light, creating a seamless connection to the stylish kitchen - complete with stone finishes, premium appliances, and an abundance of storage. It's a space designed for both relaxed evenings and memorable entertaining.

Upstairs, the main bedroom offers a private retreat with a walk-in robe and ensuite, while the additional bedrooms provide generous space and built-in storage. Comfort comes easy with ducted heating and cooling, while plantation shutters add an elegant touch throughout.

With Yerrabi Pond and Amaroo Village just a short stroll away, this is more than a home - it's the lifestyle upgrade you've been searching for.

Features:

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.

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**FOR SALE**  
\$699,000+

### AGENTS

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Estephano Cardenas  
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### AGENCY

LJ Hooker Gungahlin  
(02) 6213 3999

LJ Hooker

- Separate titled, no body corporate
- Spacious open-plan living and dining with abundant natural light
- Modern kitchen with stone benchtops, induction cooktop, premium appliances, and generous storage
- Main bedroom with walk-in robe and private ensuite
- Two additional bedrooms with built-in robes
- Ducted reverse-cycle heating and cooling for year-round comfort
- Plantation shutters adding style and privacy throughout
- Contemporary bathroom with quality finishes and full-height tiling
- Convenient powder room on the ground floor with access to laundry
- Private courtyard ideal for entertaining or relaxing outdoors
- Secure single garage with internal access and automatic door
- Located within walking distance to Amaroo Village, schools, parks, and Yerrabi Pond
- Perfect for families, professionals, or downsizers seeking low-maintenance living

#### Proximity to Amenities:

- " Within 3 minutes' walk to Amaroo Village with Coles, Aldi, cafés, and dining options
- Within 5 minutes' walk to Good Shepherd Primary School and Amaroo School (P-10)
- Within 5 minutes' walk to Yerrabi Pond with walking and cycling trails
- Within 7 minutes' drive to Gungahlin Town Centre with major retail, dining, and entertainment
- Within 10 minutes' drive to the Gungahlin Bus Interchange and light rail for rapid city access
- Within 20 minutes' drive to Canberra City Centre CBD

## MORE DETAILS

|               |                                  |
|---------------|----------------------------------|
| Property ID   | 35Q7GCV                          |
| Property Type | House                            |
| House Size    | 112 m2                           |
| EER           | 5                                |
| Including     | Ducted Cooling<br>Ducted Heating |

#### **Troy Thompson 0408 694 917**

Director / Licensed Agent ACT/NSW |  
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#### **Estephano Cardenas 0415 423 006**

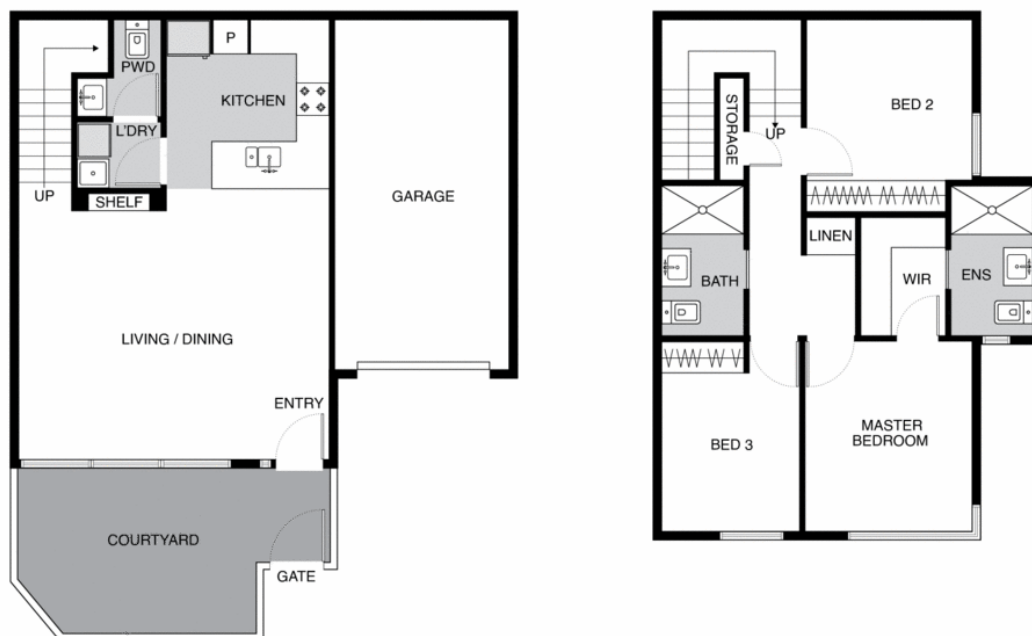
Sales Associate to Troy Thompson | ecardenas@ljhgungahlin.com.au

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

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## 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

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