



Amaroo, 10 Grace Place

Make yourself at home!

Neat and complete, 10 Grace Place, Amaroo is a superb home that would be perfect for a couple, young family or someone looking to upsize to the next level.

This delightful home includes three bedrooms, two bathrooms, formal living/dining, separate family room, galley-style kitchen and a covered outdoor entertaining area.

The kitchen offers easy-clean benches, gas cooktop and electric oven.

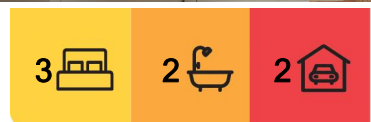
The main bedroom includes an ensuite. All the bedrooms include built-in wardrobes.

There's also a double lock-up garage with internal access and off-street parking.

And, you can't complain about the location, less than 500m to Yerrabi Pond and some of Canberra's best walking tracks.



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.



For Sale
\$825,000+

View
ljhooker.com.au/34UTGCY

Contact
Jeff Shortland
0417 483 627
jeff.shortland@ljhooker.com.au

EER ★★★★★★

LJ Hooker Gungahlin
(02) 6213 3999

For more information, please call me:
Jeff Shortland, 0417 483 627, or email
Jeff.shortland@ljhooker.com.au

In brief:

- superb brick veneer home
- new carpet
- three bedrooms
- two bathrooms
- formal living/dining
- separate family room
- large double garage
- ducted gas heating
- split system air conditioners
- gas hot water
- approximately 180sq/m under roof
- 125sq/m of living
- 41.58sq/m garage
- 13sq/m pergola
- 397sq/m block
- pergola
- awesome location
- Gungahlin Market Place 3km

General:

- Rates approximately \$2700pa
- Land tax approximately \$4200pa
- UV \$469,000
- EER 6.0

More About this Property

Property ID	34UTGKY
Property Type	House
House Size	179 m ²
Land Area	397 m ²
EER	6
Including	Ensuite Ducted Heating Dishwasher Gas Cooktop Electric Oven Carpet

Jeff Shortland 0417 483 627

Licensed Agent | jeff.shortland@ljhooker.com.au

LJ Hooker Gungahlin (02) 6213 3999

Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street, GUNGAHLIN ACT 2912

gungahlin.ljhooker.com.au | gungahlin@ljhooker.com.au



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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.

10 Grace Place, Amaroo

Produced by DIAKRIT