



12 Naas Close, Amaroo

Move-In Ready in the Heart of Amaroo

Perfectly positioned in an established and family-friendly pocket of Amaroo, 12 Naas Close presents an exciting opportunity for first-home buyers looking to enter one of Gungahlin's most convenient and well-connected neighbourhoods.

Set on a manageable 390m² separate-title block with no body corporate fees, this welcoming single-level home offers a practical and well-zoned floorplan designed for comfortable everyday living. Featuring three bedrooms, including a main bedroom with ensuite, two bathrooms and a double garage with internal access, there is plenty of space to settle in and make the home your own.

At the heart of the home, the kitchen enjoys high ceilings and a seamless connection to the outdoor deck, creating an easy flow for everyday living and entertaining. The separate living area provides an additional sense of privacy and separation, making it ideal for relaxing away from the main hub of the home.

The bedrooms are privately positioned towards the rear of the property, creating a clear separation from the main living areas. The northern aspect brings beautiful natural light into the property creating

3 2 2

FOR SALE

Please Call

AGENTS

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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.



a bright and welcoming retreat.

Outside, the low-maintenance backyard offers an easy-care setting without the upkeep of a larger block. With no adjoining walls to neighbouring homes, the property also enjoys a greater sense of privacy and independence. Comfort is well catered for year-round with ducted heating and cooling throughout, along with an additional split-system air conditioner in the living room.

Located close to Amaroo Village, local schools, parks, public transport and Gungahlin Town Centre, the home places everyday essentials within easy reach while offering the comfort of an established residential neighbourhood.

For buyers looking to stop renting, secure their first home and become part of the Amaroo community, 12 Naas Close is a fantastic place to start.

Features You'll Love

- Separate title home - no body corporate fees
- Established Amaroo location
- Single-level, easy-care design
- Main bedroom with ensuite
- Two bathrooms
- Practical and comfortable living spaces
- " Double garage
- " Approximately 114m² of living+ Garage 38sqm
- EER: 4 Stars
- Close to Amaroo Village, schools, parks and public transport
- Easy access to Gungahlin Town Centre
- Plenty of potential to personalise and make it your own

Land Size: 390m²

Living Area: 114m²

Disclaimer: All images have been digitally styled for illustrative purposes only. All information provided regarding this property has been obtained from sources we believe to be accurate; however, we cannot guarantee its accuracy. Interested parties should make their own enquiries and rely on their own investigations in relation to inclusions, figures, measurements, dimensions, layout, furnishings and descriptions.



MORE DETAILS

Property ID	3760GCY
Property Type	House
Land Area	391 m2
EER	4
Including	Air Conditioning

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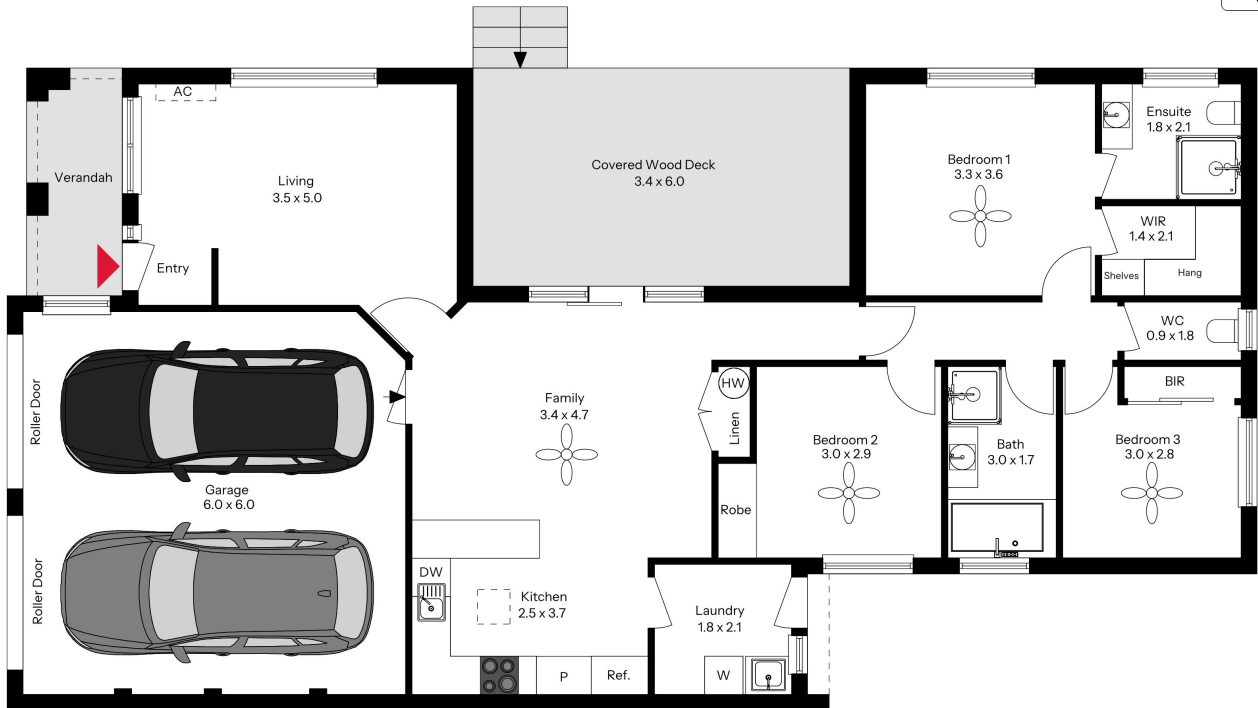
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

12 Naas Close, Canberra

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