



13 Auburn Street, Amaroo

## A Private Sanctuary of Style, Space, and Versatility

A statement of presence and precision in one of Amaroo's most established pockets.

Positioned in a tightly held street, this residence delivers architectural confidence with a layout that understands how modern families actually live. Expansive open-plan living zones anchor the home, framed by generous glazing that draws in natural light and creates a seamless dialogue between indoors and out. The kitchen commands attention at the centre - refined finishes, substantial bench space and effortless flow to the alfresco, designed for long lunches, late evenings and everything in between.

Accommodation is intelligently zoned for privacy. The master suite is substantial and self-contained, while additional bedrooms are well-proportioned with flexibility for growing families, guests or a dedicated home office. Bathrooms are finished with clean lines and a contemporary edge, reinforcing the home's cohesive, high-calibre feel.

Outdoors, the block offers both space and usability - landscaped yet low maintenance, providing room for entertaining without

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**FOR SALE**  
\$1,195,000+

### AGENTS

Troy Thompson  
0408 694 917  
troy.thompson@ljhooker.com.au

Estephano Cardenas  
0415 423 006  
ecardenas@ljhgungahlin.com.au

### AGENCY

LJ Hooker Gungahlin  
(02) 6213 3999

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**

compromising practicality. Every element feels considered. Every space serves a purpose.

The location is equally compelling. Amaroo remains one of Gungahlin's most reliable performers - quiet, community-focused and minutes from the retail, dining and commercial hub of Gungahlin Town Centre. Quality schooling options, local parks, walking trails and public transport links are all within easy reach, placing daily convenience on your doorstep while preserving suburban calm. With direct arterial access towards the CBD, this address balances lifestyle and logistics with precision.

Homes of this calibre in Amaroo attract decisive buyers. This is not volume-built mediocrity - it is a considered, high-functioning residence in a location that continues to strengthen year after year.

Why this property captivates:

- Expansive open-plan living and dining zones designed for seamless everyday living and entertaining
- A well-appointed central kitchen featuring quality appliances, generous bench space and practical storage
- Privately positioned master suite offering separation and comfort
- Well-proportioned secondary bedrooms with flexibility for family, guests or a dedicated office
- Seamless indoor-outdoor integration enhancing usability of the alfresco space
- Landscaped, low-maintenance grounds balancing space with ease of upkeep
- Abundant natural light throughout, reinforcing warmth and scale
- Quiet, established street setting within close proximity to schools, parks, local shops and major town centre amenities

Proximity to Amenities:

- Within 3 minutes' drive to Amaroo Village shops for supermarkets, cafés and everyday essentials
- Within 4 minutes' drive to Good Shepherd Primary School and local childcare options
- Within 6 minutes' drive to Amaroo School catering from preschool to Year 10
- Within 8 minutes' drive to Gungahlin Town Centre offering extensive retail, dining and commercial amenities
- Within 9 minutes' drive to Yerrabi Pond and surrounding parklands, walking trails and recreational spaces
- Within 10 minutes' drive to Gungahlin College
- Within 12 minutes' drive to Westfield Belconnen for major retail, supermarkets and entertainment
- Within 15 minutes' drive to Canberra City via main arterial roads for direct CBD access



## MORE DETAILS

Property ID 36DTGCV  
Property Type House  
House Size 193 m2  
Land Area 560 m2  
EER 3.5

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

Director / Licensed Agent ACT/NSW |  
troy.thompson@ljhooker.com.au

### **Estephano Cardenas 0415 423 006**

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

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

Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street,  
GUNG AHLIN ACT 2912  
gungahlin.ljhooker.com.au | gungahlin@ljhooker.com.au





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.

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