

## Amaroo

### It's The Perfect Investment Property...

This is tremendous value for Amaroo!

If you're looking for a sleep-easy, hassle-free investment, then look no further. Currently leased to Defence Housing until late 2027.

The home is in a very desirable street amongst quality homes and within 300m of Yerrabi Pond.

Offering four bedrooms, ensuite, formal living/dining, separate family room/meals area, covered pergola and double lock up garage, this home is exceptional value.

The kitchen includes easy-clean benches, gas cook top and electric oven.

All the bedrooms are located at the rear of the home; The main bedroom has a walk-in



**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.

4 

2 

2 

**For Sale**  
\$949,000+

**View**  
[ljhooker.com.au/33PRGCY](http://ljhooker.com.au/33PRGCY)

**Contact**  
**Jeff Shortland**  
0417 483 627  
[jeff.shortland@ljhooker.com.au](mailto:jeff.shortland@ljhooker.com.au)

EER



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

room, while bedrooms two, three and four have built-in robes.

This is an excellent opportunity to secure a great home in Amaroo.

Your best point of contact for this property is:

Jeff Shortland on 0417 483 627 or,

Jeff.shortland@ljhooker.com.au

At a glance:

4-bedroom brick veneer home

Ensuite

Separate title

Combined formal living and dining room

Separate family room/meals area

Gas cook top & electric oven

Ducted gas heating and evaporative cooling

NBN

159 sq/m of living

39.8 sq/m garage

11 sq/m Pergola

Block 472 sq/m

Construction 2003

Aspect ENE

Rates approximately \$2800 pa

Land tax approximately \$4400 pa

UV \$549,000

Amaroo Local Amenities:

Schools:

Amaroo School (Kindy, primary and secondary),

Good Shepherd Catholic School.

Day Care Centres:

Busy Bees (2 Mornington St),

The Imagination Play Station Child Development Centre (60 Burdekin Ave)

Amaroo Village shopping centre:

United Petroleum Service Station

Coles

Aldi

Wok It Up

Guru Coffee

Pharmacy

Vet

Hairdresser

Aao Jee Indian Bazaar

Two Indian Restaurants

Stonehouse Pub



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## More About this Property

<b>Property ID</b>	33PRGKY
<b>Property Type</b>	House
<b>House Size</b>	159 m <sup>2</sup>
<b>Land Area</b>	472 m <sup>2</sup>
<b>EER</b>	5

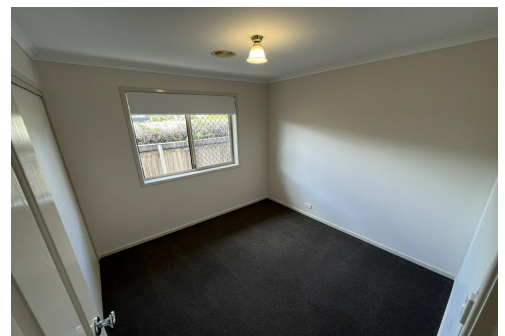
**Jeff Shortland 0417 483 627**

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