



18 Clarendon Street, Amaroo

It's a Kinda of Magic...

Built in 2000, and renovated throughout, 18 Clarendon Street is an exceptional family home in a stunning location within 300m of Yerrabi Pond.




The home comes complete with high end inclusions such as:
UPV double glazed windows;
8.3kw solar panels + tesla battery;
EV charging station and;
heat pump hot water system to name a few.

The residence offers over 190 sq/m plus a 27 sq/m covered outdoor entertaining with remote control blinds.

The property offers four bedrooms, ensuite, formal living room, separate dining, family room/meals area, contemporary kitchen, separate laundry and an attached double lock-up garage (with EV charger).

Central to the home is the renovated kitchen which has modern inclusions, including an induction cook top, 900mm oven, stone benchtops and plenty of storage space.

The main bedroom includes a large ensuite and walk-in robe, while

4  2  2 

FOR SALE

\$1,150,000+

VIEW

By Appointment

AGENTS

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AGENCY

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 **LJ Hooker**

bedrooms two, three and four have built-in cupboards. All the bedrooms are fitted with ceiling fans.

The main bathroom, ensuite and laundry have been fully renovated.

8.3KW solar + Tesla battery, swing/tilt UPV double-glazed windows and doors and Heat Pump hot water system are also included.

For year-round comfort, ducted reverse cycle air conditioning with multi-room zoning is also included.

The location is exceptional: Juno's Field, Bizant Street Playground, Yerrabi Pond and Eastern Island Walkway all within 500m. Gungahlin Waterfront is only 900m away via Eastern Island.

Good Shepherd Catholic Primary, Amaroo School and Shopping Centre are within 1km.

To arrange an inspection, please call me any time. Regards, Jeff Shortland 0417 483 627

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At a glance:

- Contemporary single level bv family home
- High-end inclusions
- Four bedrooms (with ceiling fans)
- Large ensuite
- Formal living & dining room
- Open-plan family room/meals area
- Contemporary kitchen
- Induction cooktop, 900mm electric oven & dishwasher
- Stone bench tops
- Multi-zoned ducted RCAC
- UPV double glazed windows
- 8.3KW Solar panels + Tesla battery
- Heat Pump hot water system
- Double lock-up garage with EV Charging station
- Off street parking
- 2 x 2000lt water tanks
- 148.83 sq/m of living
- 38.12 sq/m garage
- 27 sq/m alfresco with electric blinds
- 482 sq/m block
- Construction 2000
- UV \$542,000
- Rates \$3,350
- Land tax \$6,100
- Aspect: East
- NBN: FTTP
- EER 6

EER 

MORE DETAILS

Property ID 36WVGCY
Property Type House
House Size 200 m2
Land Area 482 m2
EER 6
Including Ducted Heating
Evaporative Cooling

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