



## Amaroo, 26 Auburn Street

Stunning Family Home Close To Schools And Shops

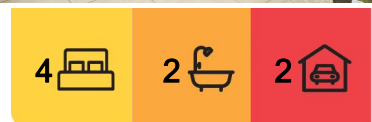
26 Auburn Street, Amaroo is a stunning family home situated in the heart of Amaroo.

Renovated throughout, this beautifully presented four-bedroom home is located within 600m of the Amaroo Shopping Centre and Yerrabi Pond. Featuring hybrid flooring, contemporary bathrooms and an awesome 547sq/m block.

The home includes a formal living/dining room, large separate family room, spacious kitchen, and a covered outdoor entertaining area and front deck.

The kitchen is quite spacious and includes a gas cooktop electric oven, dishwasher, plenty of cupboard space and stone bench tops.

The main bedroom includes a walk-in robe and ensuite, while bedrooms two and three have built-in robes, the fourth (guest) bedroom also has built-in cupboards and could be



**For Sale**  
\$1,049,000+

**View**  
[ljhooker.com.au/35D9GCY](https://ljhooker.com.au/35D9GCY)

**Contact**  
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**EER** ★★★★★★

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



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used as a study or rumpus room.

There's also a double lock-up garage with internal access.

For more information, please call me:

Jeff Shortland, 0417 483 627, or

Email: [jeff.shortland@ljhooker.com.au](mailto:jeff.shortland@ljhooker.com.au)

In brief:

renovated family home

four bedrooms

two bathrooms

formal living and dining

Separate family room

double lock-up garage

ducted gas heating and evaporative cooling

202sq/m under roof

147.96 of living

38.54 sq/m garage with internal access

Pergola 16.38sq/m

547sq/m block

enclosed backyard with side access

quiet location

Good Shepherd & Amaroo School 500m

Coles, Aldi, Priceline Pharmacy, Guru Coffee + several more quality shops 600m

Gungahlin CBD 3.5km

Aspect NNE

General:

- Rates approximately \$3000pa
- Land tax approximately \$5000pa
- UV \$540,000
- EER 5.5

## More About this Property

|               |  |
|---------------|--|
| Property ID   | 35D9GCY  |
| Property Type | House  |
| House Size    | 205 m2   |
| Land Area     | 547 m2   |
| EER           | 5.5  |
| Including     | Ensuite<br>Evaporative Cooling<br>Electric Hot Water |

**Jeff Shortland 0417 483 627**

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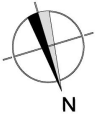


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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

26 Auburn Street, Amaroo

Produced by DIAKRIT