

## Amaroo, 27 Olary Street

### Bright & Spacious Family Oasis

Welcome to 27 Olary Street, a single level and light-filled home located in the family-friendly suburb of Amaroo, promising a lifestyle of comfort and convenience.

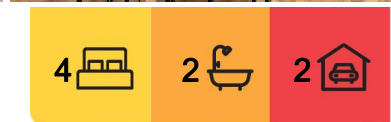
This spacious 4-bedroom home has been designed with family in mind. Putting a focus functionality with multiple living spaces, a lovely outdoor entertaining area plus a beautiful open plan kitchen/entertaining space at the heart of the home, this is not one to be missed.

The formal front living room is filled with natural light and flows through to the huge open plan kitchen, dining and entertaining space. The main bedroom is appointed with a walk-through robe and ensuite while the other bedrooms are fitted with built in robes and are serviced by the large main bathroom with separate toilet.

Outside you have a large alfresco ideal for entertaining, established gardens and a veggie patch, offering plenty of privacy and greenery. There are so many features on offer



**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.



**For Sale**  
By Negotiation

**View**  
[ljhooker.com.au/34V3GCV](http://ljhooker.com.au/34V3GCV)

**Contact**  
**Jake Bunday**  
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[jake.bunday@ljhooker.com.au](mailto:jake.bunday@ljhooker.com.au)

EER ★★★★★

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

including ducted gas heating, internal access from the double automatic garage and additional off-street parking.

Don't miss the chance to secure this beautiful home. Contact Jake Bunday today to arrange your next inspection.

Features&#x2026;

- Single-level home with multiple living areas
- Quiet family friendly street
- Lots of natural light
- Large kitchen with plenty of storage and bench space
- Main bedroom with walk-through robe and ensuite
- Other bedrooms generously sized with built-in robes
- Ducted gas heating
- Generously sized laundry room
- Ample storage throughout
- Double automatic garage with internal access
- Covered outdoor alfresco ideal for entertaining
- Nice green back yard with vegetable patch and tool shed
- 5 minute drive (12 minute walk) to Amaroo school
- 3 minute drive to Amaroo shops
- 8 minute drive to Gungahlin Town Centre

Quick stats&#x2026;

Living area: 162 sqm approx

Garage: 38 sqm approx

Block size: 543 sqm approx

Rates: \$3,111 pa

## More About this Property

<b>Property ID</b>	34V3GCV
<b>Property Type</b>	House
<b>House Size</b>	178 m <sup>2</sup>
<b>Land Area</b>	544 m <sup>2</sup>
<b>EER</b>	4

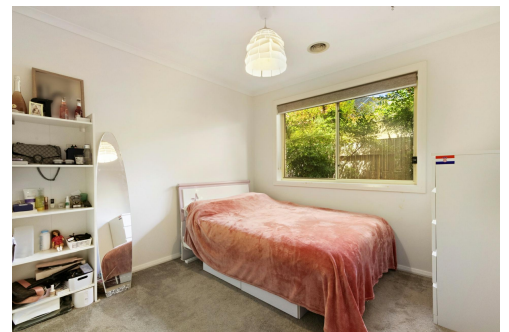
**Jake Bunday 0411 367 920**

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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.

27 Olary Street, Amaroo

Produced by DIAKRIT