



## Amaroo, 36 Diamond Street

Life just got easier.

Outstanding, separate-title (no strata) terrace house. 36 Diamond Street is an amazing property that offers plenty of space as well as a great lifestyle.

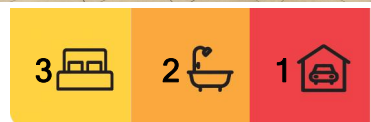
The home is in immaculate condition and includes:

- three-bedrooms + study
- ensuite,
- living and family room,
- laundry,
- downstairs powder room,
- full length balcony across bedrooms one and two, and
- a covered outdoor entertaining area.

The kitchen is quite spacious and includes gas cooktop, electric oven, dish washer and an



**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**  
\$800,000+

**View**  
[ljhooker.com.au/34T5GCY](http://ljhooker.com.au/34T5GCY)

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

**EER** ★★★★★

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

under-stair pantry.

Situated on a low-maintenance block that backs onto a nature reserve and is less than 500m to Amaroo Wetlands and Yerrabi Pond.

This home is perfect for anyone looking for a low-maintenance home that offers an exceptional lifestyle.

There's a single lock-up garage with internal access and off street parking on the driveway.

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:

- immaculate two-storey brick veneer townhouse
- three bedrooms
- study
- two bathrooms
- powder room
- living & family rooms
- single garage with internal access
- approximately 184sq/m under roof
- 235sq/m block
- covered deck
- full length balcony
- backing reserve
- 500m to Yerrabi Pond
- quiet location
- Gungahlin Market Place 3.3km

General:

- Rates approximately \$2100pa
- Land tax approximately \$3000pa
- UV \$393,000
- EER 6.0



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## More About this Property

<b>Property ID</b>	34T5GCY
<b>Property Type</b>	House
<b>House Size</b>	164 m <sup>2</sup>
<b>Land Area</b>	235 m <sup>2</sup>
<b>EER</b>	6
<b>Including</b>	Air Conditioning Gas Hotwater Gas Cooking Open Plan Ensuite

**Jeff Shortland 0417 483 627**

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Ground Floor



Upper Floor

**36 Diamond Street, Amaroo**

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.

Produced by **DIAKRIT**