



41 Diamond Street, Amaroo

A Home Designed for Living Well - Inside and Out

"INSPECTIONS BY APPOINTMENT "

Positioned directly opposite a peaceful nature reserve and only moments from the walking and cycling paths that wrap around Yerrabi Lake, 41 Diamond Street offers a lifestyle that so many families are searching for but rarely find.

Morning walks, afternoon bike rides, and the calming outlook of greenery become part of everyday life here.

Set across three thoughtfully designed levels, this substantial home offers remarkable flexibility for growing families, multi-generational living, blended families, or those needing space for hobbies, a home business, or a teenage retreat. Multiple living areas and a floorplan that can easily adapt to a fifth bedroom mean this is a home that evolves as your family does.

For those who appreciate the outdoors just as much as the indoors, the gardens here are something truly special. Meticulously maintained and supported by a Toro automatic sprinkler system, this is a property for someone who notices the detail, loves to potter, and values the

5 2 2

FOR SALE

\$1,488,000+

AGENTS

Carly Clough

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AGENCY

LJ Hooker Gungahlin

(02) 6213 3999

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.

LJ Hooker

pride of a beautifully kept garden. Wide balconies and a generous patio with gas-piped BBQ and infrared heating create inviting spaces to relax or entertain all year round.

Inside, the home continues to impress. A gourmet kitchen featuring two Bosch ovens and induction cooking will delight those who love to cook and host. Storage is abundant, including a double garage fitted with built-in cupboards and workspace.

The main bedroom is a true retreat - positioned to capture elevated views and designed very much like a private suite. Complete with its own study, an exceptional walk-in robe, and a luxurious ensuite, it offers parents a space to truly unwind.

A 2008 Housing Industry Association finalist, this is a home where quality, care, and thoughtful design are evident at every turn. The time spent here by its owners is reflected in how beautifully the property has been maintained and presented.

This is not simply a large home - it's a versatile, warm, and deeply loved one, ready to welcome its next chapter.

The Features

- Opposite grassland and moments to the Yerrabi Lake 5km walking & cycling paths
- Expansive home set over three levels with a highly flexible floorplan
- Multiple living areas with option to configure a 5th bedroom
- Ideal for multi-generational, blended, or growing families- space for everyone
- Gourmet kitchen with two Bosch ovens and induction cooking
- Wide balcony and covered patio with gas-piped BBQ and infrared heaters for year-round entertaining, and an additional balcony at the front of the home to take in the sunset with a glass of your favourite wine in hand.
- Beautifully established gardens supported by a Toro automatic sprinkler system
- Private main bedroom retreat with views, study nook, walk-in robe and luxurious ensuite
- Double garage with built-in cupboards and excellent storage throughout the home
- 2008 Housing Industry Association finalist - a quality home meticulously cared for over time

The Numbers

- Rates: \$3505 approx
- Land Tax (only if rented) \$ 6681 approx
- Land Value \$645,000
- Rental Potential per week \$1000-\$1500pw approx
- House Size: 345m²
- Block Size : 780m² approx
- Year Built : 2009

EER : 2.5



MORE DETAILS

Property ID	36BMGKY
Property Type	House
House Size	345 m2
Land Area	781 m2
EER	2.5
Including	Study Intercom Balcony Dishwasher Outdoor Entertaining Built-in-Robes

Carly Clough 0419 296 458

Licensed Agent ACT/NSW and Auctioneer |
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The floor plan is not to scale, measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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