



7 Yantara Street, Amaroo

A beautiful home in a peaceful Zen garden...

As soon as you step inside, you'll know it's home.

Floor to ceiling windows bring the natural light in and frame the tranquil garden.




Situated in quiet street, 300m from Amaroo Shopping Centre, 7 Yantara offers 180sq/m under roof as well as a large, covered pergola area.

Situated on a 474sq/m landscaped block, the home offers four bedrooms, ensuite, formal living, a large family room/meals area, wraparound kitchen and attached double lock up garage with internal access.

The kitchen includes plenty of cupboard space, pantry, gas cooktop, electric oven and dish washer.

The main bedroom includes an ensuite and walk-in robe, while bedrooms two and three have built-in cupboards.

Amaroo schools and shopping centre are within 300m. The Gungahlin

4  2  2 

FOR SALE

\$ 1,024,950

VIEW

By Appointment

AGENTS

Jeff Shortland

0417 483 627

jeff.shortland@ljhooker.com.au

Julian Parmeter

0415 377 225

jparmeter@ljhgungahlin.com.au

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**

Marketplace and light rail are less than 3km away

In brief:

- Single level bv family home
- four bedrooms
- two bathrooms
- Formal living
- Separate family room/meals area
- Wraparound kitchen
- Gas cooktop, electric fan forced oven & dishwasher
- Covered outdoor entertaining area
- Ducted gas heating and evaporative cooling
- Gas hot water
- Aspect NNE
- Year of construction 2001
- Living 143.9 sq/m
- Attached garage 35.8 sq/m
- Total under roof 180 sq/m
- Covered pergola 22 sq/m
- street parking
- Block 474 sq/m
- NBN: FTTP

General:

- UV \$519,000 (2025)
- Rates approximately \$3,400pa
- Land tax approximately \$6200pa (investors)
- EER 4.0

MORE DETAILS

Property ID	36VYGCY
Property Type	House
House Size	200 m2
Land Area	474 m2
EER	4
Including	Ensuite Evaporative Cooling

Jeff Shortland 0417 483 627

Licensed Agent | jeff.shortland@ljhooker.com.au

Julian Parmeter 0415 377 225

| jparmeter@ljhgungahlin.com.au

LJ Hooker Gungahlin (02) 6213 3999

Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street,
GUNG AHLIN ACT 2912

gungahlin.ljhooker.com.au | gungahlin@ljhooker.com.au





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.

7 Yantara Street, Amaroo

 LJ Hooker

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