

## Amaroo, 8 Newstead Street

Investors, owner occupiers&#x2026; this is exceptional value!

Immaculately presented three-bedroom family home, 8 Newstead Street is ideal for a young family, someone looking for the next level home or an investor.

Situated on a flat 512sq/m block, this stunning home features a combined formal living/dining, separate family room and meals area, spacious kitchen and a covered outdoor entertaining area.

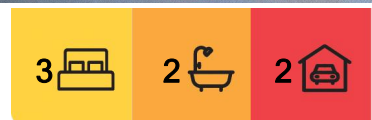
The home is currently leased until April 2025 with first class tenants.

There is a large kitchen with gas cooktop, electric oven, dish washer, plenty of cupboards and easy-clean benches.

The main bedroom includes an ensuite and walk-in robe. Bedrooms two and three have



**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**  
\$825,000+

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

**Contact**  
**Jeff Shortland**  
0417 483 627  
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**EER** ★★★★★★

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

built-ins.

There's 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

In brief:

- immaculate brick veneer home
- three bedrooms
- two bathrooms
- formal living and dining
- separate family room and meals area
- large double garage
- approximately 180sq/m under roof
- 512sq/m block
- covered pergola
- generous backyard
- quiet location
- Gungahlin Market Place 3.3km

General:

- Rates approximately \$2900pa
- Land tax approximately \$4750pa
- UV \$556,000
- EER 5.5

## More About this Property

Property ID	34KAGCY
Property Type	House
House Size	131 m <sup>2</sup>
Land Area	512 m <sup>2</sup>
EER	5.5

**Jeff Shortland 0417 483 627**

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