



8 Wenlock Street, Amaroo

Stop looking, you've found me!

Conveniently located within 300m of Amaroo Shopping Centre and School. 8 Wenlock St, Amaroo is a beautiful three-bedroom, ensuite home.

Built in 2000, the home includes a large formal living/dining room, separate family/meals area, wraparound kitchen, covered outdoor entertaining area and a double lock-up garage.

The kitchen is very spacious and includes:

- a gas cooktop and electric fan forced oven,
- dish washer;
- laminated bench tops, and
- plenty of cupboard space

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

The home also includes ducted reverse cycle air conditioning, gas hot water, solar panels and a double lock-up garage. There's also plenty of off-street parking.

This home would be ideal for first home buyers, downsizers or if you just need to be close to local shops and public transport.

3 2 2

FOR SALE

\$925,000+

VIEW

Sat 26th Sep @ 10:00AM - 10:30AM

AGENTS

Jeff Shortland
0417 483 627
jeff.shortland@ljhooker.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.



If you are looking at the next phase of your property journey, please take the time to inspect.

In brief:

- Freestanding, single level bv house
- Three bedrooms
- Two bathrooms
- Combined living and dining room
- Separate family room
- Wraparound kitchen
- Dish washer, gas cooktop and electric fan-forced oven
- Laminated bench tops and plenty of cupboard space
- Ducted RCAC with 5-zone control
- Solar panels
- Gas hot water system
- Double lock-up garage with remote and covered access
- street parking
- Secure low-maintenance yard
- Amaroo shopping centre and local schools within 300m
- Gungahlin Town Centre & light rail within 4km
- Build: 2000
- NBN: FTTP
- Aspect: West facing

- Living: 128.65 sq/m
- Garage: 37.25 sq/m
- Total under roof: 165.90 sq/m
- Block approx: 449 sq/m
- EER 6.0

- Rates approx: \$3,400 pa
- Land tax approx: \$6,300 pa
- UV: \$519,000

MORE DETAILS

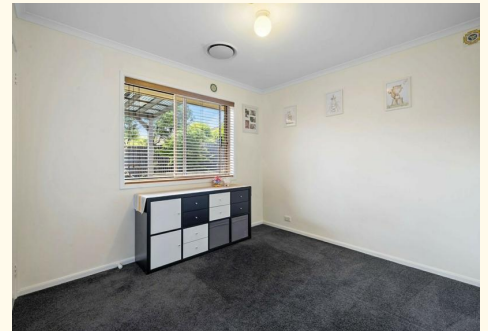
Property ID	376JGCY
Property Type	House
House Size	180 m2
Land Area	450 m2
EER	6
Including	Solar Panels

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

LJ Hooker Gungahlin (02) 6213 3999

Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street,
GUNGAHLIN ACT 2912
gungahlin.ljhooker.com.au | gungahlin@ljhooker.com.au



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