



9 Bredbo Close, Amaroo

Let there be light!

Situated on a 600sq/m block, 9 Bredbo Close is a stunning property.

This home is perfect for a family that needs a quiet hideaway with plenty of space inside and out, and less than 600m to Amaroo School & shopping center.

Blessed with an abundance of light, this outstanding home includes four bedrooms, ensuite, formal living dining, separate family room and meals area as well as a large wraparound kitchen.




The kitchen is quite spacious and includes easy clean bench tops, electric cooktop & oven, two drawer dishwasher and heaps of space for a two-door fridge.

The main bedroom includes a built-in robe and ensuite with double shower. Bedrooms two and three also have built-in cupboards.

There's also a double lock up garage, garden shed, rotary clothes hoist and plenty of yard for your family to grow.
For more information, please contact Jeff Shortland 0417 483 627 or Julian Parmeter 0415 377 225

In brief:

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.

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FOR SALE
\$1,075,000+

AGENTS

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AGENCY

LJ Hooker Gungahlin
(02) 6213 3999

 **LJ Hooker**

- Single level bv family home
- NW facing
- 4 bedrooms
- 2 bathrooms (three toilets)
- Large formal living/dining
- Family room/meals area
- Large wraparound kitchen
- Two drawer dishwasher, electric cooktop & oven
- Covered pergola
- In-slab heating
- 12.6 kw solar array
- Split system aircon in bedroom 1, lounge & family room
- Electric hot water
- Construction 1998
- Living area approx. 174 sq/m
- Garage approx. 39.5 sq/m
- Block 600 sq/m
- Pergola 12 sq/m
- NBN fttp

General:

- UV \$537,000 (2024)
- Rates (approximately \$3200pa)
- Land tax (approximately \$5750pa)
- EER 5.0

MORE DETAILS

Property ID	3629GCY
Property Type	House
Land Area	600 m2
EER	5
Including	Air Conditioning Dishwasher Solar Panels In-Slab Heating

Jeff Shortland 0417 483 627

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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.

9 Bredbo Close, Canberra



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