



3/4 Sophia Street, Amaroo

## A peaceful, easy feeling...

3/4 Sophia St, Amaroo is a delightful single level brick veneer town house located within 300m of Amaroo School and shopping centre.

Framed by established gardens and an English country garden atmosphere, the property is located in a boutique complex of three standalone homes.




This beautiful home features three bedrooms, ensuite, formal living, separate family room/meals area, as well as a fully enclosed sunroom. A double lock-up garage with internal access and a fully fenced, low-maintenance yard.

There is a spacious wraparound kitchen with gas cook top, electric oven, dish washer, stone bench and plenty of cupboard space.

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

The home also includes solar panels, ducted gas heating & evaporative cooling, front awning and established low-maintenance gardens.

This home would be ideal for first home buyers, downsizers or if you

3  2  2 

### FOR SALE

\$849,950+

### VIEW

Sat 13th Jun @ 10:00AM - 10:30AM

### AGENTS

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### AGENCY

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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**

just need to be close to local shops and public transport.

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

In brief:

- Freestanding, single level bv town house
- Three bedrooms
- Two bathrooms
- Formal living
- Combined dining/family room
- Full enclosed sunroom
- Wraparound kitchen
- Dish washer, gas cooktop and electric fan-forced oven
- Stone bench tops and plenty of cupboard space
- Gas hot water
- Double lock-up garage with remote (one side) and internal access
- street parking
- Secure low-maintenance yard
- Amaroo shopping centre and local schools within 300m
- Gungahlin Town Centre & light rail within 4km
- Build: 2004
- NBN: FTTP
- Aspect: West facing

- Living: 130 sq/m
- Garage: 36 sq/m
- Sunroom: 20 sq/m
- Total under roof: 186 sq/m
- Block approx: 312.7 sq/m
- EER 5.5

- Rates approx: \$3,600 pa
- Land tax approx: \$4,600 pa
- Strata approx: \$3400

## MORE DETAILS

Property ID	36YAGCY
Property Type	Townhouse
House Size	166 m2
EER	5.5

### Jeff Shortland 0417 483 627

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### Julian Parmeter 0415 377 225

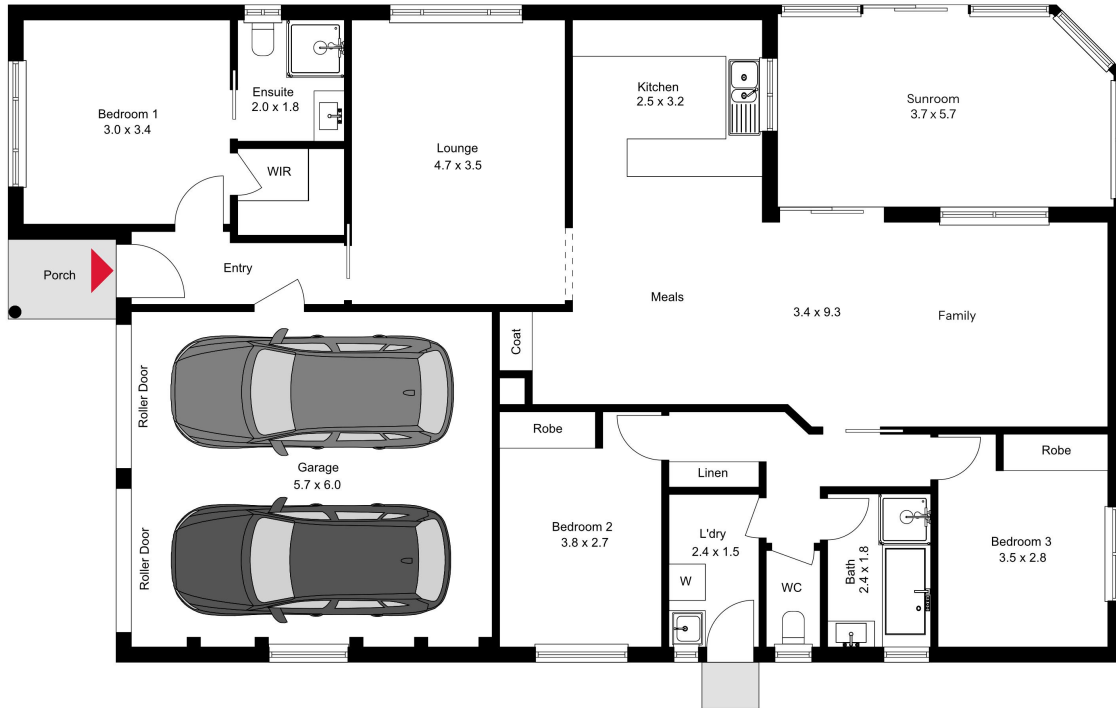
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The floor plan is not to scale, measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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