



1/18 Lander Crescent, Amaroo

## Room to Move, Ready to Enjoy

Positioned in a quiet, well-maintained complex, this townhouse offers comfortable, low-maintenance living in a highly sought-after location. Ideal for first-home buyers, downsizers, or investors, this residence combines practicality with lifestyle convenience.

Perfectly suited to modern living, this home provides a functional floorplan, with two living areas. All three bedrooms have built in robes with a renovated two-way central bathroom.

The kitchen and meals look out to the large outdoor entertaining area, the ideal place to relax in privacy or host friends and family. Some of the other things you'll enjoy here are the outdoor shower, large garage and landscaped gardens.

Be close to Amaroo shops, schools, playgrounds, and walking paths, with easy access to Gungahlin's dining and retail precinct.

Move in, relax, and enjoy living at 1/18 Lander crescent Amaroo.

- Separate living rooms
- Master bedroom with renovated two-way bathroom
- All rooms with built in robes
- Split system heating and cooling
- Gass wall heater

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.

3 1 2

### AUCTION

Sat 28th Feb @ 2:15PM

### VIEW

Sat 21st Feb @ 11:00AM - 11:30AM

### AGENTS

George Vlandis  
0437 398 774  
gvlandis@ljhbelconnen.com.au

Anushka Poudel  
0405 220 461  
apoudel@ljhbelconnen.com.au

### AGENCY

LJ Hooker Belconnen  
(02) 6251 1477



- Double garage
- Private outdoor entertaining area
- Landscaped gardens
- Boutique complex of 6 townhouses

- Year built: 1995
- Property Size: 137sqm | Living size: 98sqm | Garage: 39sqm
- EER: 5.0
- Rates: \$2,783 p.a.
- Strata: \$2,702 p.a.
- Land Tax: \$3,872 p.a. (investors only)

**Disclaimer:**

All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.

## MORE DETAILS

Property ID	HP0VWF8H
Property Type	Townhouse
House Size	137 m2
EER	5

**George Vlandis 0437 398 774**

Sales Agent | [gvlandis@ljhbelconnen.com.au](mailto:gvlandis@ljhbelconnen.com.au)

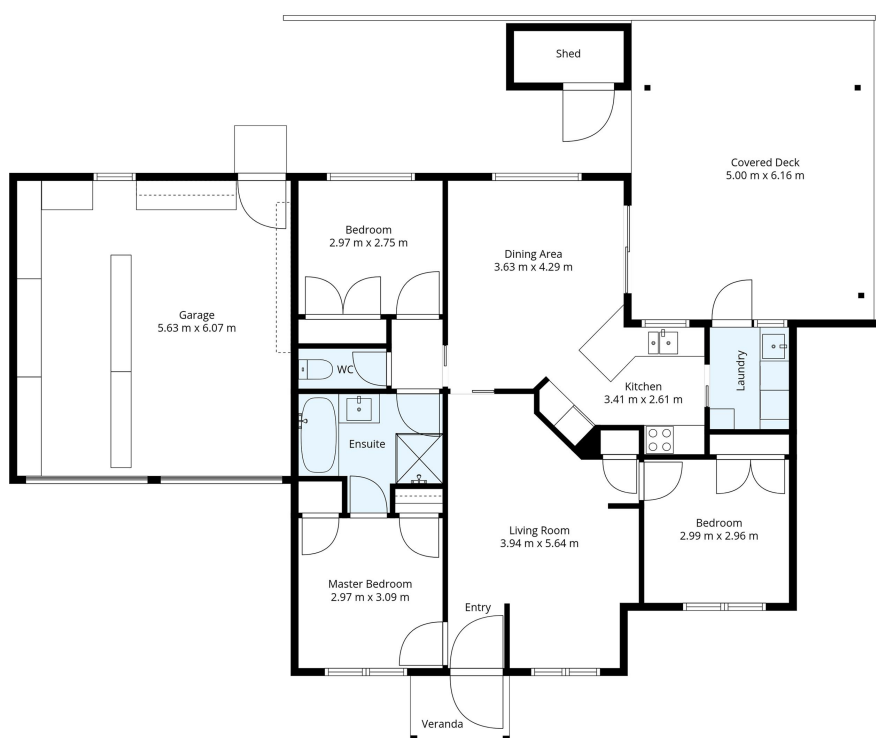
**Anushka Poudel 0405 220 461**

Sales Associate | [apoudel@ljhbelconnen.com.au](mailto:apoudel@ljhbelconnen.com.au)

**LJ Hooker Belconnen (02) 6251 1477**

Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617  
[belconnen.ljhooker.com.au](http://belconnen.ljhooker.com.au) | [belconnen@ljhbelconnen.com.au](mailto:belconnen@ljhbelconnen.com.au)





## 1/18 Lander Crescent, Amaroo

*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.*