



12/23 Carstairs Circuit, Amaroo

A Stellar Home with Space to Match : Rent To Buy Options

Within the sought-after Amaroo School catchment, approximately 1.5km away
Conveniently located just 4.7km from the local Hindu Temple

FIND.

Positioned within The Entrance, a well-maintained and tightly held boutique complex in the heart of Amaroo, this spacious dual-level townhouse offers the perfect balance of comfort, functionality and convenience. Designed with family living in mind, the versatile floorplan provides multiple living zones, generous accommodation and an abundance of natural light throughout, all within moments of local shops, schools and everyday amenities.

LOVE.

Spanning two thoughtfully designed levels, the home offers space for the whole family to spread out and enjoy. Downstairs, multiple living and dining areas create flexibility for both entertaining and everyday living, while the large kitchen is perfectly positioned at the heart of the home and features gas cooking, ample storage and generous bench space.

Sliding doors connect seamlessly to both front and rear courtyards,

4 2 2

FOR SALE
\$885,000

VIEW
By Appointment

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.



creating low-maintenance outdoor spaces ideal for relaxing, entertaining or enjoying a morning coffee. Upstairs, all four bedrooms are privately positioned, including a spacious main suite complete with a walk-in robe, ensuite and private balcony access. The remaining three bedrooms all include built-in robes and are serviced by a well-appointed main bathroom with separate WC. Additional features include ducted heating and cooling, a downstairs powder room, separate laundry with external access, double garage with internal access plus an additional car space, and a naturally light-filled design that enhances the warmth and practicality of the home.

LIVE.

Located in one of Gungahlin's most convenient suburbs, this home places you close to everything you need. Enjoy easy access to Amaroo Village Shopping Centre, local cafés, schools, parks and walking trails, while being just a short drive to the bustling Gungahlin Town Centre. With public transport nearby and excellent connectivity throughout Canberra, this is a location that perfectly complements modern family living.

ABOUT THE AREA

Local Transport:

- Easy access to Horse Park Drive and major arterial roads
- Nearby bus services connecting through Gungahlin and Canberra CBD

Shopping & Dining:

- Amaroo Village Shopping Centre
- " Gungahlin Town Centre
- " Local cafés, restaurants and supermarkets

Schools:

- Amaroo School
- Good Shepherd Catholic Primary School
- Nearby early learning centres

OVERVIEW:

- 4 bedrooms | 2 Bathroom | 3 Car
- Main bedroom with walk-in robe, ensuite and balcony access
- Remaining 3 bedrooms with built-in robes
- Main upstairs bathroom with WC
- Multiple living areas plus separate dining area
- Large kitchen with gas cooking
- Powder room downstairs
- Separate laundry with external access
- Front and rear courtyards
- Double garage with internal access plus additional car space
- Ducted heating and cooling
- Carpet and tiled flooring throughout
- Versatile dual-level floorplan
- Located within The Entrance complex

RATES/SIZE:

Living Size: 168sqm approx.

Block Size: 287sqm approx.

Body Corporate: \$683.8p.q approx.

Rates: \$3,083p.a approx.

Land Tax: \$4,339p.a approx.

EER: 4.0

Year Built: 2004

Rental Appraisal: \$710-\$740 per week

Rent to Buy Option Available : Call to find out more

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MORE DETAILS

Property ID	1J58F9U
Property Type	Townhouse
House Size	168 m2
Land Area	287 m2
EER	4

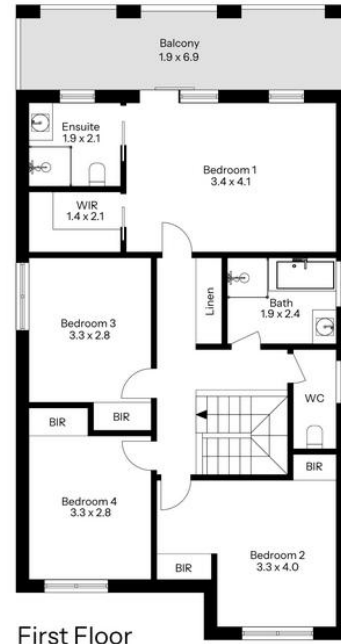
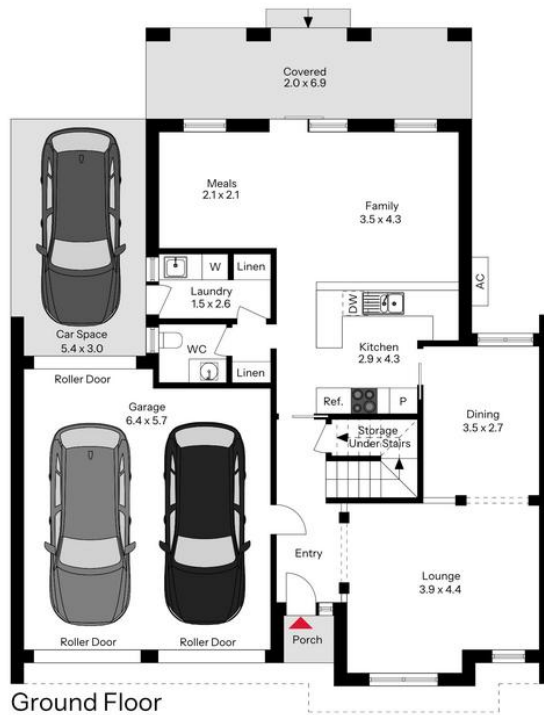
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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