



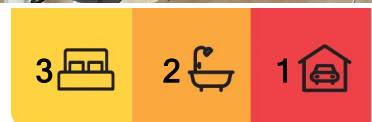
Amaroo, 2/22 Sandover Circuit

Relaxed Living Just Steps Away From Yerrabi Pond

Perfect for first-home buyers, savvy investors, or anyone seeking a tranquil, low-maintenance lifestyle, 2/22 Sandover Circuit is a beautifully presented townhouse nestled in one of the area's most sought-after pockets.

Set within a boutique complex of just 14 townhouses - the majority of which are owner-occupied - this is a rare opportunity to secure a home in a tightly held community where properties seldom come to market.

Step inside this inviting home and you'll discover a spacious formal living area, a separate family/meals zone, and a light-filled wraparound kitchen featuring easy-care benchtops, a gas cooktop, electric oven, and dishwasher - everything you need for effortless everyday living and entertaining. Sliding doors open to a large private deck, perfect for alfresco dining, barbecues, or simply relaxing with family and friends.



For Sale
\$740,000+

View
ljhooker.com.au/35EGGCY

Contact
Jeff Shortland
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EER ★★★★★



LJ Hooker Gungahlin
(02) 6213 3999

Disclaimer: 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.

Upstairs, three generous bedrooms await. The master suite is a true retreat, complete with an ensuite, walk-in robe, and a stunning covered timber terrace where you can unwind and soak up breathtaking views. Bedrooms two and three both offer built-in mirrored wardrobes, delivering excellent storage and style.

Additional features include a single lock-up garage with internal access, adding convenience and security.

And then there's the location - just 150m from Yerrabi Pond and its picturesque walking trails, under 1km to Amaroo shops and schools, and approximately 1.4km to Gungahlin Town Centre and the Light Rail.

Whether you're enjoying morning walks by the water, coffee at a nearby café, or quiet evenings on the deck under the stars, this is a home that truly lets you embrace the good life.

For more information, please call me:

Jeff Shortland, 0417 483 627, or

Email: jeff.shortland@ljhooker.com.au

In brief:

beautifully presented brick veneer home

three bedrooms

ensuite

downstairs powder room

formal living

separate family room

wraparound kitchen

gas cooktop and electric oven

dishwasher

RCAC in the main bedroom

Magnetite double glazing to the sliding door main bedroom

single lock-up garage with internal access

ducted gas heating ducting has recently been replaced

living 112.1sq/m

garage 22.65

total under roof 134.7

timber deck 30sq/m

upper deck 8sq/m

block 154sq/m

rear timber deck

covered upper deck (terrace)

enclosed backyard

stunning location

Amaroo Schools and CBD 900m

Gungahlin CBD 3km

construction 1999

Aspect SSE

General:



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- Rates approximately \$670 per quarter
- Land tax approximately \$750 per quarter (investors)
- EER 5.0

More About this Property

Property ID	35EGGCY
Property Type	Townhouse
House Size	200 m2
Land Area	547 m2
EER	5
Including	Ensuite Air Conditioning Balcony Dishwasher Tile Carpet Laminate Benches NBN

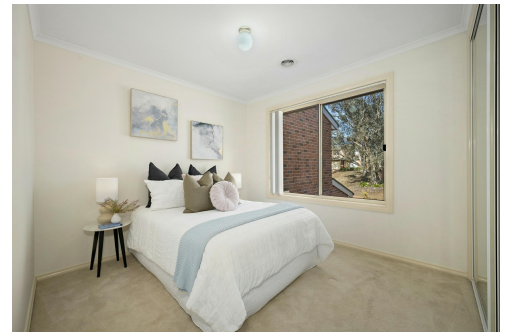
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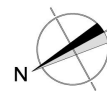
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First Floor



Ground Floor

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.

2/22 Sandover Cct, Tall Trees Park

Produced by **DIKRIT**