



2/34 Proserpine Circuit, Amaroo

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City convenience, country charm… bliss!

Beautifully presented, 2/34 Proserpine Cct is a three-bedroom, ensuite town house with combined formal lounge/dining or multipurpose room (MPR), separate family room and meals area.

The property includes a superb wraparound kitchen with easy-clean benches, gas cook top, electric oven and dishwasher.

Situated in a boutique complex of five freestanding dwellings and nestled around a private central courtyard.

There is a covered outdoor entertaining area and, if you just want to sit outside and watch the world go by, the views from the back deck are a delight.

The main bedroom includes an ensuite and walk-in robe, while bedroom two has built-ins. Ducted gas heating and split system air conditioning are also provided.

There is a double lock-up garage with remote and internal access.

Why are we selling? The owners are moving to Victoria.

FOR SALE
\$829,950+

VIEW
By Appointment

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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**

At a glance:

- bedroom brick veneer townhouse
- Formal lounge & dining (MPR)
- Separate family room
- Wrap-around kitchen
- Covered outdoor entertaining area
- Timber deck to the rear
- Double lock-up garage (with remote roller door)
- Gas cooktop, electric oven & dishwasher
- Ducted gas heating throughout
- Split system RCAC
- Gas hot water
- 135sq/m of living
- 36.2 sq/m garage
- Total under roof 171sq/m
- 19sq/m pergola
- 15.5sq/m deck
- Approximately 550 sq/m block
- Construction 2001
- Aspect NNE

General:

- Rates approximately \$3200pa
- Land tax approximately \$4200pa (investors)
- EER 5.5
- Strata to be confirmed

MORE DETAILS

Property ID	36ASGCY
Property Type	Townhouse
House Size	135 m2
Land Area	565 m2
EER	5.5
Including	Dishwasher Moving to Melbourne Timber Deck Generous Yard Great Views

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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.

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