



5/3 Barrington Crescent, Amaroo

Opportunity knocks...

Currently rented until May 2025.

Situated on the highest point in Amaroo, 5/3 Barrington Crescent is an outstanding residence that offers exceptional views and convenience.




Offering 175sq/m under roof, this magnificent home offers three spacious bedrooms, an impressive wraparound kitchen, formal living, separate family room, ensuite, downstairs powder room, separate laundry, and a large double garage with internal access.

The wraparound kitchen is surprisingly large and includes easy clean benches, gas cook top, electric oven and plenty of cupboard space.

All the bedrooms have built-in robes. Bedroom two has balcony access while the main bedroom includes an ensuite.

Ducted gas heating is provided throughout as well as evaporative cooling on the upper level. Solar hot water with electric boost is also included.

Public transport is approximately 500m away, Platypus Shops are within 800m and Amaroo School & Shopping Centre are within 2km. Gungahlin CBD is about 3km away.

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FOR SALE

770,000+

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**

This home is ideal for first home buyers, downsizers, retirees, or investors.

If you are looking for an exceptional home that offers space, low-maintenance and convenience, this home is perfect.

Your best point of contact for this property is:
Jeff Shortland on 0417 483 627 or Jeff.shortland@ljhooker.com.au

Please call me for an inspection.

At a glance:

- storey terrace
- Spacious floor plan
Three bedrooms
Ensuite
Powder room
Formal living
Separate family room/meals area
Large wrap-around kitchen
Gas cooktop & electric oven
Easy-clean bench tops
Large Double lock-up garage
Ducted gas heating
Evaporative cooling (upper level)
Solar hot water with electric boost
LED lighting
NBN connected
- maintenance yard
- Total living area 134sq/m
Garage approx. 42sq/m
Additional car space
Construction 97/98
Rates approximately \$2400 pa
Land tax approximately \$2800 pa
Strata approximately \$2600 pa
EER 6.0

MORE DETAILS

Property ID	34BEGCY
Property Type	Townhouse
House Size	1625 m2
Land Area	275 m2
EER	6
Including	Solar Hot Water

Jeff Shortland 0417 483 627

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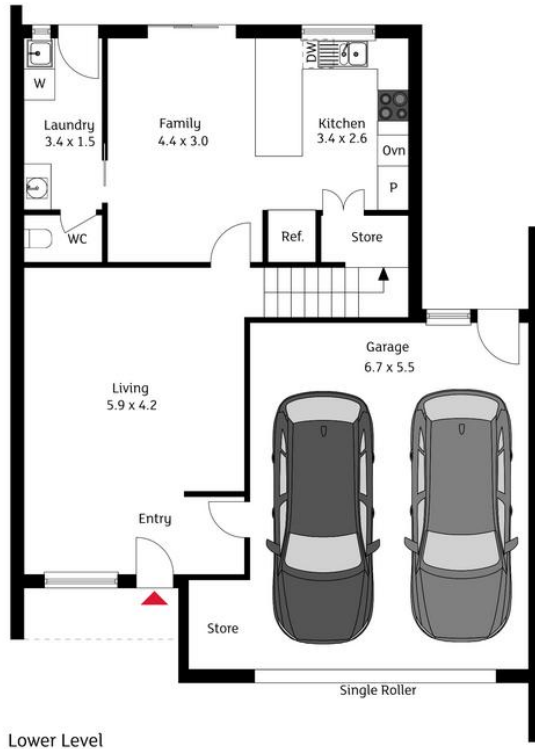
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LJ Hooker



Lower Level



Upper Level



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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Produced by DIAKRIT