



Amaroo, 5/34 Proserpine Circuit

Immaculate four bedroom home... Incredible value!

This home is perfect for anyone looking for a combination of contemporary, low-maintenance living in a peaceful country setting.

With elevated views toward Gungahlin, 5/34 Proserpine Cct is a superb single level town house located in a boutique complex of five townhouses. The home offers four bedrooms, ensuite, two living areas, private courtyard and a double garage.

Formal living, separate family room/meals area and a large U-shaped kitchen are also included. The kitchen offers easy-clean benches, gas cook top, electric oven, dishwasher and plenty of cupboard space.

The formal dining room has been converted to a fourth bedroom.



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.

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For Sale

\$875,000+

View

ljhooker.com.au/31ZTGcy

Contact

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EER ★★★★★★

LJ Hooker Gungahlin
(02) 6213 3999

Both the ensuite and main bathroom have floating vanities and floor to ceiling tiles.

Ducted reverse cycle air conditioner and gas hot water are also included.

Amaroo School and shopping centre 500m

Yerrabi Pond 500m

Gungahlin CBD & light rail 2.5km

In brief:

- *Freestanding rendered townhouse
- *Elevated position
- *Quiet location backing reserve
- *Four bedrooms
- *Ensuite
- *Formal living
- *Separate family room and meals area
- *Large kitchen
- *Easy clean benches
- *Gas cook top and electric oven
- *Dish washer
- *Ducted RCAC
- *Living 149sq/m
- *Garage 36sq/m
- *Total under roof 185sq/m
- *Block 331sq/m
- *Rates tbc
- *Land tax tbc
- *EER 6.0



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More About this Property

Property ID	31ZTGCY
Property Type	Townhouse
House Size	180 m ²
Land Area	331 m ²
EER	6

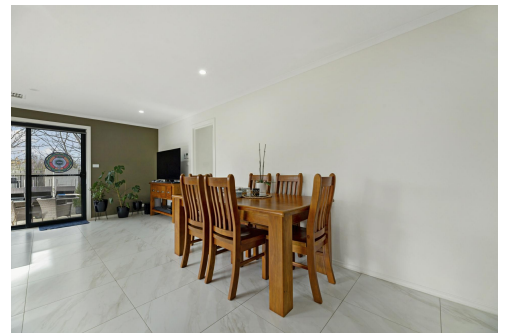
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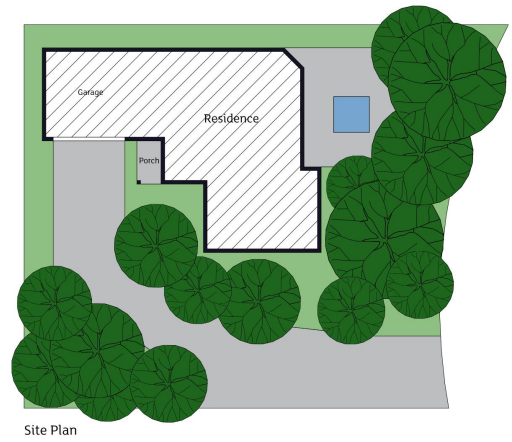
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

5/34 Proserpine Cct, Amaroo

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