



8/82 Buckingham Street, Amaroo

Stand-alone home ready to welcome your family!

Auction Location: LJ Hooker Canberra City Auction HQ

Auction | Wednesday 5th November 6pm




With expansive living areas, a dream kitchen, and outdoor spaces made for entertaining, this Amaroo home is everything a family could ask for.

Positioned just 200 metres from Amaroo School and Shopping Centre, this beautifully renovated home captures the essence of modern family living - where convenience meets comfort, and every detail has been curated for lifestyle perfection.

This home unfolds with generous proportions, thoughtful design, and a sense of calm that welcomes you from the moment you arrive.

A home designed for connection and comfort:

- Light-filled formal lounge with slow combustion fire framed by garden views - a serene space to relax and unwind
- Expansive and renovated open-plan living and meals area, the true heart of the home, flowing effortlessly to the kitchen and out to

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FOR SALE

\$990,000+

AGENTS

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AGENCY

LJ Hooker Canberra City

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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**

the alfresco dining

The renovated kitchen —stylish, spacious, and perfectly appointed:

- Near new 90cm Gas cooktop, oven and dishwasher
- Plumbed fridge cavity for your filtered water and icemaker
- Designed for those who love to cook, entertain and gather with family

Private spaces that invite rest and rejuvenation:

- Four generous bedrooms, each thoughtfully positioned
- Master suite with ensuite
- Bedrooms 2, 3 & 4 with built-in wardrobes

Outdoor living at its best:

- A vergola covered alfresco area made for entertaining during the day or well into the night with lighting already installed throughout the backyard
- maintenance garden, with shed workshop - practical, private and peaceful

Every comfort and energy efficiency considered:

- Ducted gas heating and refrigerated cooling for year-round comfort
- Heat Pump and Japanese Solar System (3KW) of 12 panels already installed
- Double lock-up garage with remote and internal access and extensive storage
- 370 litre water tank

Located just 3.5km from Gungahlin Marketplace and the Light Rail, this home offers the perfect balance of tranquility and urban convenience. In Amaroo, you're not just buying a home - you're joining a community that's welcoming, walkable and wonderfully connected.

In summary:

- Four-bedroom, two-bathroom, two-car garage on over 630sqm block
- Built in 2003
- Rates: \$996/qtr (approx.)
- Strata: \$1002/qtr (approx.)
- EER: 4.5 STARS
- Common area with play space, basketball hoop and raised garden beds

MORE DETAILS

Property ID	2E4VFHK
Property Type	Unit
EER	4.5

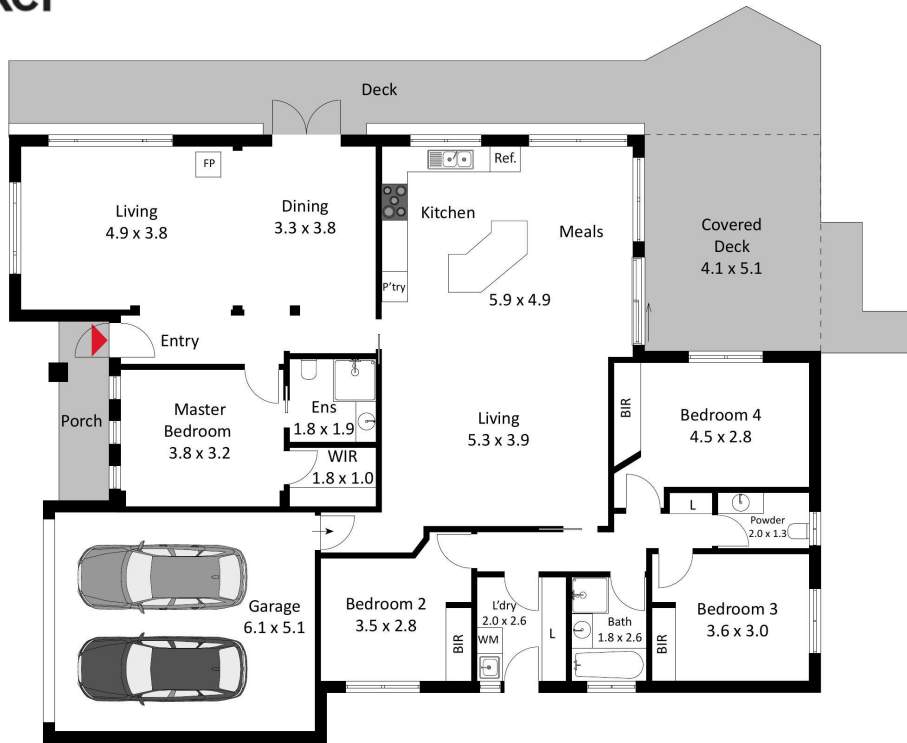
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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