

**3/2 Lander Crescent, Amaroo, ACT 2914**



**Sold Townhouse**

Friday, 11 August 2023

3/2 Lander Crescent, Amaroo, ACT 2914

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 127 m2**

**Type: Townhouse**



Alex Collins

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**\$625,000**

It is the perfect opportunity to establish your self in Amaroo. 3/2 Lander Crescent is an exceptional two-storey townhouse perfect for any anyone looking for an affordable property close to shops, public transport and keen to live in Amaroo. This exceptional home offers formal living/dining, separate meals area, a two-way bathroom, downstairs powder room, separate laundry, single garage plus an additional car space. There's also a low-maintenance courtyard at the rear. The wraparound kitchen is very spacious and includes easy-clean benchtops, gas cooking, electric oven, dish washer and walk-in pantry. All three bedrooms are located upstairs. Bedrooms one and two have sliding door access to the balcony which also offers an exceptional north-easterly view through the trees. Bedroom one also includes a walk thru robe into the two-way bathroom. There is also ducted gas heating throughout and evaporative cooling upstairs. Gas hot water is also included. Platypus Shops are within 100m and there is a bus stop directly behind the back fence. Amaroo School and Shopping Centre are less than 2km away. This is an outstanding opportunity to establish yourself in the family-friendly suburb of Amaroo and will appeal to owner-occupiers, first home buyers, downsizers or retirees. Your best point of contact for this property is Jeff Shortland on 0417 483 627 or [Jeff.shortland@ljhooker.com.au](mailto:Jeff.shortland@ljhooker.com.au) Call me for an inspection.

At a glance: two-storey brick veneer townhouse exceptionally functional design three bedrooms two-way bathroom full length balcony open plan living & dining spacious wraparound kitchen gas cooktop & electric oven (2020) walk-in pantry dishwasher (2021) ducted gas heating evaporative cooling gas hot water (2022) private rear courtyard garden shed 58 sq/m ground level 56 sq/m upper level 13 sq/m balcony 22 sq/m garage + extra car space 149 sq/m total under roof Construction 1997 EER 4.0