

# 6/11 Clara Close, Amaroo, ACT 2914

## Townhouse For Sale

Monday, 22 April 2024

6/11 Clara Close, Amaroo, ACT 2914

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 93 m2**

**Type: Townhouse**



John de la Torre  
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**\$699,000**

Welcome to this great 3 bedroom townhouse perfectly positioned in a small boutique development. This residence offers a blend of comfort and style and conveniently located to main transport corridors. Amaroo offers the best of both worlds – tranquil suburban living with close access to the amenities of the Amaroo & Gungahlin Town Centre's. Parks, schools and transport links are also all within easy reach. Step inside and be greeted by the fresh, light filled interior. Recently painted throughout and recarpeted, the property is ready to welcome you home. Boasting three generously sized bedrooms, this townhouse offers ample space for families or those looking to spread out. Outside, a lovely courtyard garden awaits, providing the perfect space to entertain guests, indulge in some gardening, or simply unwind after a long day. It's the ideal spot to enjoy a morning coffee or a weekend BBQ with loved ones. Don't miss this fantastic opportunity to secure a beautiful townhouse in a prime Amaroo location. Whether you're a first-home buyer, downsizer, or savvy investor, Unit 6, 11 Clara Close offers a lifestyle that's hard to beat. Inspect without delay – opportunities like this don't last long!

Features: \* Well positioned townhouse in a boutique development \* 3 good sized bedrooms \* Private back yard \* Single lock up garage and additional driveway parking \* Well positioned to school and shopping options EER: 4.5 Rates: approx. \$2,272 per annum Land tax: approx. \$3,048 per annum Strata levies: approx. \$2,724 per annum Inspection by appointment unless otherwise advertised