

**7/32 Roderick Street, Amaroo, ACT 2914**



**Sold Townhouse**

Friday, 11 August 2023

7/32 Roderick Street, Amaroo, ACT 2914

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 145 m2**

**Type: Townhouse**

**\$650,000**

Looking for a low-maintenance property that is close to Gungahlin and Amaroo Shopping Centre? Look no further. This immaculate two-storey townhouse is impeccable and priced to sell! Meticulously maintained, 7/32 Roderick Street offers three bedrooms, ensuite, downstairs powder room, open-plan living room/dining and a very spacious kitchen. You will be impressed with the wrap-around kitchen which includes easy-clean bench tops, gas cook top, electric oven, plenty of cupboard space and dishwasher. Taking full advantage of the northerly aspect, the open-plan living area has sweeping views of the low-maintenance courtyard garden; which is complete with covered outdoor entertaining area. A double lock-up garage with internal access and remote roller door is also included. The location is superb; Roderick St is within 300m of Yerrabi Pond, walking tracks, and you are only two kilometres away from the Gungahlin Market Place. Amaroo School and shopping centre are within 2kms. Call me if you would like to inspect this superb home. Your best point of contact for this property: Jeff Shortland, 0417 483 627 or [Jeff.shortland@ljhooker.com.au](mailto:Jeff.shortland@ljhooker.com.au)

At a glance: Immaculate two-storey townhouse  
Boutique complex  
Elevated position  
3 bedrooms  
Ensuite  
Downstairs powder room  
Open plan living & dining  
Separate laundry  
AI fresco dining area  
Gas cook top & electric oven  
Dish washer  
Gas heating  
NBND  
Double lock-up garage  
Internal access  
Secure court yard garden  
107.6 sq/m of living  
38 sq/m garage  
Construction 1997  
Units Plan 1650  
UV tbc  
Rates tbc  
Land Tax \$tbc  
Body Corporate approximately \$tbc  
Block 1 Section 46  
EER 5.0