

36 Diamond Street, Amaroo, ACT, 2914



Townhouse For Sale

Friday, 1 November 2024

36 Diamond Street, Amaroo, ACT, 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse

Life just got easier.

Outstanding, separate-title (no strata) townhouse. 36 Diamond Street is an amazing property that offers plenty of space as well as a great lifestyle.

The home is in immaculate condition and includes:

- 3 bedrooms,
- ensuite, study,
- living and family room,
- laundry,
- downstairs powder room,
- full length balcony across bedrooms one and two, and
- a covered outdoor entertaining area.

The kitchen is quite spacious and includes gas cooktop, electric oven, dish washer and an under-stair pantry.

Situated on a low-maintenance block that backs onto a nature reserve and is less than 500m to Amaroo Wetlands and Yerrabi Pond.

This home is perfect for anyone looking for a low-maintenance home that offers an exceptional lifestyle.

There's a single lock-up garage with internal access and off street parking on the driveway.

For more information, please call me:

Jeff Shortland, 0417 483 627, or email Jeff.shortland@ljhooker.com.au

In brief:

- immaculate two-storey brick veneer townhouse
- 3 bedrooms
- study
- 2 bathrooms
- powder room
- living & family rooms
- single garage with internal access
- approximately 184sq/m under roof
- 235sq/m block
- covered deck
- full length balcony
- backing reserve
- 500m to Yerrabi Pond
- quiet location
- Gungahlin Market Place 3.3km

General:

- Rates approximately \$2100pa
- Land tax approximately \$3000pa
- UV \$393,000
- EER 6.0