LJ Hooker Gungahlin
Suite 2C, Level 1, Gungah46-50 Hibberson Street,
GUNGAHLIN ACT 2912

18 Clarendon St, Amaroo, ACT 2914

$1,250,000+

House 4 2 2















It?s a Kinda of Magic...

Renovated throughout, 18 Clarendon Street is an exceptional family home in a stunning location and complete with high end inclusions.

Open for Inspection

By Appointment.

Built in 2000, this contemporary residence offers over 190 sq/m plus a 27 sq/m covered outdoor entertaining with electric blinds.

The property offers four bedrooms, ensuite, formal living room, separate dining, family room/meals area, contemporary kitchen, separate laundry and an attached double lock-up garage (with EV charger).

Central to the home is the renovated kitchen which has modern inclusions, including an induction cook top, 900mm oven, stone benchtops and plenty of storage space.

The main bedroom includes a large ensuite and walk-in robe, while bedrooms two, three and four have built-in cupboards. All the bedrooms have ceiling fans.

The main bathroom, ensuite and laundry have been fully renovated.

8.3KW solar + Tesla battery, swing/tilt UPV double-glazed windows and doors and Heat Pump hot water system are also included.

For year-round comfort, ducted reverse cycle air conditioning with muti-room zoning is also included.

The location is exceptional: Juno's Field, Bizant Street Playground, Yerrabi Pond and Eastern Island Walkway all within 500m. Cross the island and Gungahlin Waterfront is only 900m away.

Good Shepherd Catholic Primary, Amaroo School and Shopping Centre are within 1km.

To arrange an inspection, please call me any time. Regards, Jeff Shortland 0417 483 627

jshortland@ljhgungahlin.com.au

Listed By
Jeff Shortland
Phone: (02) 6213 3999
Mobile: 0417 483627

Matthew Herbert
Phone: (02) 6213 3999

Listing Number: 3546342

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.