

1/11 Clara Close, Amaroo, ACT 2914

Sold Townhouse

Friday, 1 September 2023



1/11 Clara Close, Amaroo, ACT 2914

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Townhouse



Anish Sebastian
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\$635,000

Positioned within one of Amaroo's most desirable and conveniently located neighborhoods, this three-bedroom detached residence is bathed in an abundance of natural light. Upon entry, an open-concept living area greets you, seamlessly blending the living and dining spaces, all adorned with fresh paint throughout. Ideal for both first-time homebuyers and astute investors seeking to enrich their portfolio, this property stands as a premier choice. Those seeking to streamline their living experience will also appreciate the single-level floor plan, coupled with easily maintainable front and back yards. The kitchen boasts a gas cooktop and ample countertop space, ensuring both functionality and style. Each of the three bedrooms boasts expansive windows, with two of them featuring built-in wardrobes to optimize storage. Accessible from a dedicated laundry room, the elevated timber deck and paved courtyard provide a tranquil outdoor escape. The generous, sunlit gardens are tailor-made for hosting gatherings, offering the perfect backdrop for outdoor entertainment, relaxation, and the creation of cherished moments with dear ones.

Features: North facing Freshly painted throughout Open-plan living New laminated flooring in the living and the bedrooms Three spacious bedrooms Modern flooring installed in kitchen/dining/hallway Large bathroom with both shower and bath tub Separate Powder room Kitchen with ample bench space and storage throughout Large full-sized laundry and separate linen closet Garage with storage and rear access Extra front parking space Undercover deck leading to a secure yard with manicured lawns Single-level floorplan, semi-attached residence NBN connected with FTTP Close to school, daycares, nature's reserve, gas station, supermarket, gym, salon etc

Block Size: 339 sqm approx. Total house size: 128.74 sqm approx. Strata : \$571.18 per quarter approx Rates: \$537 per quarter approx Land Tax : \$699.75 per quarter approx (For Investors only) Call Anish on 0450 865 524 before you miss out!