

1/6 Edith Place, Amaroo, ACT 2914



Sold Townhouse

Saturday, 12 August 2023

1/6 Edith Place, Amaroo, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 158 m2

Type: Townhouse



Trenton Morrissey
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Contact agent

Auction - On Site - 10.00am, Saturday 26 August
Registration of Bidders - On Site - 9.30am, Saturday 26 August

If you are looking for a perfectly presented, freestanding townhouse with peaceful outlook, look no further! This single level residence featuring fresh paint internally and brand new carpet is positioned in a cul de sac within a quiet boutique development of five. With one owner since new and prime location so close to Yerrabi Pond, this property features separate living areas awash with natural light and a generous upgraded kitchen with large stone benchtop, stainless steel appliances and ample storage. Three spacious bedrooms feature built in robes with a walk through robe to the master bedroom. You will appreciate the stunning alfresco area creating yet another living and entertaining option along with the sun drenched low maintenance backyard and well-established colourful private gardens surrounding the home. Double gates access the backyard and a workshop creates options for your hobbies / storage. Completed with ducted gas heating and ducted evaporative cooling, under tile heating to living areas and double garage with internal access, this stunning home will appeal to many with its proximity Yerrabi Pond, Amaroo shops and Amaroo School. Property features include:

- 120.78m² living
- 37.31m² garage
- Freestanding single level townhouse
- Freshly painted internally
- Brand new carpet to bedrooms
- Generous upgraded kitchen with large stone benchtop and stainless steel appliances including oven, gas cooktop, rangehood and dishwasher
- Segregated living areas awash with natural light
- Three spacious bedrooms with built in robes, walk in robe to the master bedroom
- Main bathroom with shower, bath and separate toilet
- Updated ensuite with new shower screen
- Brivis ducted evaporative cooling
- Brivis ducted gas heating
- Under tile heating to living areas
- Generous laundry with direct access to the backyard
- Double garage with remotes and internal access
- Alfresco entertaining area with rangehood for your BBQ
- Paved entertaining backyard complemented by established gardens
- Workshop / storage in backyard
- Garden Shed
- Double gates to access backyard
- NBN FTTP
- No unapproved structures
- Boutique development of five townhouses, one owner since new

In response to Covid-19, social distancing of 1.5m – 2m must be observed. Please practice good hygiene and refrain from entry if exhibiting any symptoms. We will collect the names + details of all attendees to allow for contact tracing if required. As a result of this, the wait time to look through may increase and we ask attendees to be prepared for a slight delay and to factor this into your open home schedule. We would ask that only essential people come with you to open homes to limit large groups.

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