

1 Proserpine Circuit, Amaroo, ACT 2914



House For Sale

Thursday, 9 May 2024

1 Proserpine Circuit, Amaroo, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 871 m2

Type: House



Treston Bamber

0488488956

Auction 30/05/2024

Settle in sweet surrounds with this spacious and beautifully presented family home tucked away in a quiet pocket of Amaroo. Featuring an abundance of living space, including a studio granny flat, this charming family home will appeal to those seeking flexible living and quiet comfort. The expansive floorplan features a delightful sunken lounge flowing to the formal dining room, both boasting high ceilings and large picture windows that bathe the space in morning sunlight. Beyond is the huge open-plan family, meals, and kitchen area, with easy-care tiles throughout, providing a cohesive aesthetic. Perfect for family entertainment, this inviting space effortlessly blends functionality and style, creating the ideal setting for hosting formal gatherings, casual get-togethers, or simply relaxing and enjoying quality time together. Accommodation comprises four generously sized bedrooms with built-in robes, the large main bedroom with walk-in robe, private ensuite, and direct access to the covered patio. The addition of a studio granny flat connected to bedroom three is ideal for older children, extended family, or those wanting a home workspace. With its own external access and private courtyard, it is both versatile and convenient. There's plenty of parking with a double lock-up garage, and 8.2kW solar panels keep energy bills to a minimum. Additional features include a large, fully equipped kitchen with ample storage and food-prep space, evaporative cooling, ducted gas heating, split system air conditioning, updated carpets, and speakers in the living area. Beautifully landscaped with impeccable street appeal, this generous-sized corner block offers plenty of yard space for kids and pets and a fantastic, covered patio for entertaining friends and family. Nestled in a quiet neighbourhood just metres from a park and playground and a short walk to Amaroo School and Good Shepherd Primary, this is a great location for families. Amaroo shops, buses, and Yerrabi Pond are also within walking distance for a weekend recreation, while Gungahlin Marketplace and light rail are under 10 minutes away for hassle-free commuting. With expansive and flexible living space, immaculate presentation, and a fantastic location, this family entertainer is sure to be popular. Don't miss out - book your viewing today.

Auction Details - This home will be auctioned in rooms at Ray White Canberra Auction House at 2/14 Wales Street Belconnen on Thursday 30th May 2024 at 5.00pm - Unless sold prior to.

Features -

- Spacious home on 871m² corner block
- 4 beds with BIR + 2 baths + separate WC
- Main bed with WIR, ensuite, patio access
- New toilet & shower in the main ensuite
- Studio granny flat off connecting to 3rd bed
- Sunken formal lounge & formal dining area
- High ceilings, east-facing, lots of natural light
- Spacious open-plan living, dining, kitchen
- Easy-care tiles in living areas & studio
- Updated carpet + new vents in living area
- Large kitchen, ample bench & storage space
- Gas cooktop, wall oven, & dishwasher
- Evaporative cooling, gas heating, a/c
- DLUG + internal laundry + garden shed
- 8.2kW solar energy + gas hot water
- Speakers in casual living space remaining
- Fenced corner block with lawns & landscaping
- Covered patio off living, great for entertaining
- Walk to schools, shops, busses, green spaces
- Close to Gungahlin Marketplace & light rail
- Fantastic family entertainer in peaceful locale