

**10 Bemm Place, Amaroo, ACT 2914**

STONE

**Sold House**

Saturday, 4 November 2023

10 Bemm Place, Amaroo, ACT 2914

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 487 m2**

**Type: House**



Jess Smith  
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**\$890,000**

Property to be auction onsite on the 18/11/2023 at 12:00pm with offers welcome prior. Welcome to 10 Bemm Place, Amaroo. This home is situated in a family-friendly neighbourhood and offers convenience, situated near schools, major shopping centres, and essential amenities. Ideal for first-time buyers, small families, downsizers, or investors, all three bedrooms feature built-in robes, with the master boasting large mirrored closets and an ensuite. The family room seamlessly blends with the kitchen, opening to an easily managed backyard. Extensive parking is available with a double garage, driveway space for four or more cars, and additional off-street options. Features Overview:- Single-level floorplan, free-standing separate title home- Situated at the end of a family-friendly cul-de-sac - Less than 5 minutes to Amaroo School and Good Shepherd Catholic School- Crimsafe front and back - NBN connected with FTTP- Age: 23 years (built-in 2000)- EER (Energy Efficiency Rating): 5 Stars Sizes (Approx)- Internal Living: 136.20 sqm- Back porch: 18.41 sqm- Porch: 5.13 sqm- Garage: 38.50 sqm- Total residence: 198.24 sqm- Block: 487 sqm Prices- Rates: \$719 per quarter- Land Tax (Investors only): \$1,893.75 per quarter- Conservative rental estimate (unfurnished): \$640 – 660 per week Inside:- Master suite with built-in robe and ensuite- Spacious bedrooms all with built-in robes- Main bathroom with spa bath, shower and separate toilet- Front formal living and dining room with ample natural light- Open plan kitchen and dining/living room with glass sliding doors to the backyard- Spacious kitchen with ample bench and cupboard space- Quality appliances (less than 2 years old) - Breakfast bar- Ducted gas heating- Split system installed- Instantaneous gas hot water- Laundry room with external access- Ample storage space throughout- Double car garage with windows and internal access Outside:- Front and back verandahs perfect for outdoor entertainment- Easy to maintain front and back yard- Fully enclosed back garden with side gate access- Ample space for cars Construction Information:- Flooring: Concrete slab on ground- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Fascia: Colorbond fascia- Gutters: Colorbond gutters- Window Frames: Predominantly aluminium window frames- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-1.5- Roof Insulation: Thermal Insulation value approximately R-4.0 Amaroo is popular with families as it has everything you could ever need. Two schools next to each other, Good Shepherd Catholic Primary School and Amaroo School, two daycares, Busy Bees at Amaroo and The Imagination Play Station Child Development Centre, nature reserves are at your fingertips, the Ginninderra Creek & pond is a popular spot to walk the dogs or ride the bikes with the kids. Amaroo shopping village provides a petrol station, Coles, Aldi, Wok it Up, Guru Coffee, 2 gyms, chemist, vet, hairdresser, and the popular Stone House pub. Inspections: We are opening the home most Saturdays with mid-week inspections. However, if you would like a review outside of these times please email us on: [jesssmith@stonerealestate.com.au](mailto:jesssmith@stonerealestate.com.au) Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.