

10 Wenlock Street, Amaroo, ACT 2914



House For Sale

Friday, 19 April 2024

10 Wenlock Street, Amaroo, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



Jeff Shortland
0417483627

\$1,090,000+

10 Wenlock St, Amaroo is an exceptional four-bedroom family home located within 500m of local schools and shopping centre. The home includes a formal living room, separate dining room (or study) and open plan family room/meals area. A large contemporary kitchen which includes gas cook top, electric oven and dishwasher. The main bedroom includes an ensuite and walk-in robe, while bedrooms two, three & four have built-in robes. The home also boasts established gardens, front veranda and a timber decked outdoor entertaining area. The home was built in 2000 and includes 9.13kW solar, 3-phase power, ducted gas heating, evaporative cooling, and gas hot water. Gungahlin CBD less than 4.0 km drive away. Your best point of contact for this property is Jeff Shortland 0417 483 627 Jeff.shortland@ljhooker.com.au In brief: Single level brick veneer home Four spacious bedrooms Ensuite Formal living Separate dining (or study) Segregated family room/meals area Spacious kitchen with extra storage Gas cook top & oven Dish washer Double garage with internal & backyard access Ducted gas heating & evaporative cooling Gas hot water Ducted vacuum 9.13 kw solar 3-phase power FTTP Living 158.3 sq/m Garage 37.7 sq/m Rear timber deck Veranda 5.7 sq/m Block 450 sq/m Construction 2000 Unimproved Value approximately \$534,000 Rates: \$3100 (\$775 per quarter) Land Tax (investors only): \$5000 EER 6.0 Local Amenities within 500m: Schools: Amaroo School (Kindy, primary and secondary), Good Shepherd Catholic School. Day Care Centres: Busy Bees (2 Mornington St), The Imagination Play Station Child Development Centre (60 Burdekin Ave) Amaroo Village shopping centre: United Petroleum Service Station Coles Aldi Wok It Up Guru Coffee Pharmacy Vet Hairdresser Aao Jee Indian Bazaar Two Indian Restaurants Stonehouse Pub