

11 Burdekin Avenue, Amaroo, ACT 2914



Sold House

Thursday, 10 August 2023

11 Burdekin Avenue, Amaroo, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 832 m2

Type: House

\$1,091,000

11 Burdekin Ave, Amaroo is the Great Entertainer...A superb Federation-style brick veneer family home situated on a massive 832sq/m block in the happiest 'kingdom' of them all. This awesome residence offers 230sq/m under roof plus a 50sq/m covered deck, 5.7Kw Solar Panels and 10Kw battery storage, and plenty of off-street parking as well as vehicle access to the yard.The home has been partially renovated and includes four generous bedrooms, ensuite (electric in-floor heating), formal living & dining(electric in-floor heated) , separate family room and meals area.The kitchen is perfect for entertaining and provides an enormous space to prepare your culinary delights. Offering gas cooktop, electric oven, dishwasher, stone benches, appliance cupboard and plenty of storage space including pull out pantry.The main bedroom includes a walk-through robe and renovated ensuite with floor to ceiling tiles and floating vanity. There are built-in robes in bedrooms two, three and four.Amaroo School and shopping centre within 1kmYerrabi Pond 800mGungahlin CBD & light rail 2.5kmIn brief:??Superb Federation-style family home??Grand portico entrance??Enormous yard with vehicle access??Four bedrooms??Ensuite??Formal living & dining ??Separate family room and meals area??Large kitchen??Stone benches??Jarrah cupboards??Pull out pantry??Gas cook top and electric oven??Dish washer??6.7kw solar array and kw battery storage??Electric in-floor heating to ensuite, living and dining??Ducted gas heating (6 star rating and ducting)??Ducted evaporative cooling??Electric hot water??Living 187sq/m??Garage 42sq/m??Pergola 50sq/m??Total under roof 279sq/m??Wall insulation R1.5??Ceiling insulation R3.5??Total under roof 330sq/m??Construction 1996 ??Block 832sq/m??UV \$611,000 (2022)??Rates \$3000pa??Land tax \$4500??Street orientation NE??EER 5.0