

11 Olary Street, Amaroo, ACT 2914

STONE

Sold House

Friday, 3 November 2023

11 Olary Street, Amaroo, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 680 m2

Type: House



Jess Doolan
0477775773



Alex Ford
0487382549

\$1,165,000

SOLD AT AUCTION \$1,165,000 This immaculate and spacious four-bedroom home is set in one of the most tightly held family-friendly pockets of Amaroo. Offering 276.22 sqm of residence with a comfortable, modern, and convenient lifestyle choice with a terrific combination of grand indoor and outdoor living that can be enjoyed by all. Located within walking distance to a host of local amenities including Amaroo Shopping Village, Small Friends Vet, Amaroo School and just a short drive to the Gungahlin Town Centre. Parcelled on a rare 680 sqm block with established private gardens and ample grass space for the kids to enjoy, this charming home really is one of the best family homes to hit the market this spring.

Inside:- Amazing family floorplan with choice of separate living areas- Large master suite with walk-in wardrobe and ensuite with double vanity- All bedrooms well-proportioned with built-in robes- Formal lounge and dining room with access to outdoor entertaining area- Large open-plan kitchen area with huge walk-in pantry and quality appliances- Main family room bathed in natural light- Fully appointed main bathroom with separate bath and shower- Laundry space with ample storage and access to side backyard- Ducted gas heating and split systems installed- Instantaneous gas hot water

Outside:- Huge outdoor pergola with space for outdoor lounge and dining - Outdoor is an entertainer's dream, perfect for hosting extended family and friends- Established manicured gardens, acting as great privacy screens- Lush grass space perfect for kids and pets- Side access to the home, ideal for trailers, caravans, boats etc

Features Overview:- Single-level floorplan, free-standing separate title home- NBN connected with FTTP- Age: 21 years (built in 2002)- EER (Energy Efficiency Rating): 4.5 Stars

Sizes (Approx)- Internal Living: 178.30 sqm - Alfresco: 58.72 sqm- Garage: 39.2 sqm- Total residence: 276.22 sqm- Block: 680 sqm

Prices- Rates: \$692.25 per quarter- Land Tax (Investors only): \$1,121.50 per quarter- Conservative rental estimate (unfurnished): \$730-\$750 per week

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: Aluminium window frames to all windows except the front door which has a timber window installed- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-1.5- Roof Insulation: Thermal Insulation value approximately R-3.0

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 childcares, 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, a chemist, a vet, a 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 at: jessdoolan@stonerealestate.com.au

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