

111 Katherine Avenue, Amaroo, ACT 2914

STONE

Sold House

Sunday, 20 August 2023

111 Katherine Avenue, Amaroo, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 479 m²

Type: House



Kris Hellier

0413799700

Contact agent

A WORD FROM OUR SELLER;"As the owners of this beautiful home, we can confidently say that this is a home for a growing family.We love the flexibility that the two living areas provide. When the kids were little they were able to be loud and chaotic in a space that we knew was safe and where we could check on them without being too bothered, when they got older we were able to use the spaces to entertain or just relax in two separate spaces. The master bedroom is quite large and the ensuite added to the convenience in the home, limiting how many people needed to share the main bathroom.Our kids have loved playing in the huge backyard while we have enjoyed spending time on the covered deck. It is such a peaceful space to spend time in, especially in the warmer months, hosting friends and family on the deck. Lastly, we have to mention the friendly neighbourhood. Located within walking distance to the Amaroo shopping precinct and both public & private schools, it's the perfect location.We have made everlasting memories living here and I know you will too."Living: 149.36sqmGarage: 38.21sqmTotal: 187.57sqmBlock: 479sqm-☑Two spacious living areas, perfect for families to sprawl-☑Master bedroom with built in robes and ensuite -☑All bedrooms with built in robes -☑Main bathroom with full sized bath and separate toilet -☑Separate laundry with external access-☑Large kitchen with gas cooktop, electric oven, and dishwasher space-☑Secure, low maintenance back yard, perfect for pets and children-☑Fantastic covered deck, perfect for entertaining -☑Doorbell intercom system installed-☑Double garage with remote control roller doors and internal access-☑Ducted gas heating-☑Ducted evaporative cooling-☑Ducted vacuum-☑NBN Connected-☑Convenient location, within close proximity to local private and public schools, playing fields, the Gungahlin shopping centre, gyms, cafes, parks, and Yerrabi PondRates: \$3,330.15 per annumLand tax: \$5,743.40 per annumDisclaimer: 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.