

13 Gara Place, Amaroo, ACT 2914



Sold House

Monday, 14 August 2023

13 Gara Place, Amaroo, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 591 m2

Type: House



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Contact agent

What you see: Retreated from the street and bordered by walking tracks, embracing natural light throughout the key living areas. Designed to complement the surrounding greenery, creating a warm and private atmosphere. Updated and lovingly kept as a family home which feels exactly that.

What we see: A location not to be missed. See more: Direct access to walking track rear of the residence. Positioned on a quiet and secluded battle axe block. Spacious open plan living flooded with natural light. Functional kitchen with peninsular benchtop and ample storage. Appliances include gas cooking, oven and Miele dishwasher. Generous master bedroom featuring walk-in robe and updated ensuite. Additional two bedrooms include built-in robes. Tiles and carpet throughout. Ducted reverse cycle heating and cooling. Glass sliding doors leading to side and rear deck. Expansive entertainers deck. Landscaped and manicured yards with feature water fountain.

Priority Enrolment Area for Amaroo School and Gungahlin College. Within a 4 minute walk to Yerrabi Pond. Within a 6 minute walk to Ngunnawal IGAW. Within a 3 minute drive to Amaroo School. Within a 3 minute drive to Good Shepherd Catholic Primary School. Within a 5 minute drive to Gungahlin College. Within a 5 minute drive to Amaroo Shops. Within a 6 minute drive to Gungahlin Town Centre. Within a 22 minute drive to Canberra CBD.

Living: 121m² Garage: 41m² Block: 591m² Built: 1997 EER: 4.5 Rates: \$2,929 p.a Land Tax: \$4,865 p.a Rental Appraisal Range: \$630 - \$680 p.w

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