

# 13 Meerup Street, Amaroo, ACT 2914

STONE

## House For Sale

Friday, 3 May 2024

13 Meerup Street, Amaroo, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 580 m2

Type: House



Jess Smith  
0410125475



Alex Ogbonna  
0423535024

## Auction 25/05/2024 at 1:30pm

Property to be auction onsite on the 25/05/2024 at 1:30pm with offers welcome prior. Discover the epitome of modern living in Amaroo with this exquisite property. Step inside to find luxury amenities complemented by freshly painted walls and new flooring, including a master bathroom with a walk-in robe, bedrooms with built-in robes, and a luxurious bathroom with a full-sized tub and shower. The welcoming front formal lounge and well-appointed dining room offer ideal spaces for entertaining. The generously sized kitchen and cozy family room with a sliding door to the backyard complete the interior. Outside, a double car garage, expansive deck, and lush grassy area provide ample opportunities for relaxation and outdoor enjoyment. Features Overview:- Single-level floorplan with an elevated back deck- New flooring throughout - Freshly Painted throughout- NBN connected with FTTP- Age: 23 years (built in 2001)- EER (Energy Efficiency Rating): 3.5 Stars Sizes (Approx)- Internal Living: 163.57 sqm - Verandah:7.45 sqm- Pergola: 34 sqm- Garage: 41.06 sqm- Total residence: 246.08 sqm- Block: 580 sqm Prices- Rates: \$967.40 per quarter- Land Tax (Investors only): \$1,724.25 per quarter- Conservative rental estimate (unfurnished): \$730 - \$750 per week Inside:- Master bathroom with walk-in Robe and ensuite - Bedrooms all with built-in Robes - Luxurious bathroom equipped with a full-sized tub and shower- Welcoming front formal lounge- Well-appointed dining room - Generously sized kitchen with abundant bench and storage space- Cosy family room with a sliding door leading to the backyardOutside:- Double car garage - Expansive deck, perfect for outdoor entertainment and al fresco dining- Lush grassy area, ideal for children and pets to play and explore Construction Information:- Flooring: Concrete and timber flooring- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-1.5- Roof Insulation: Thermal Insulation value approximately R-3.0- Floor Insulation: Thermal Insulation value approximately R-1.0 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 daycares, 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, chemist, vet, 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 on: [jesssmith@stonerealestate.com.au](mailto:jesssmith@stonerealestate.com.au) Disclaimer: 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.