

**14 Traine Court, Amaroo, ACT 2914**



**Sold House**

Thursday, 10 August 2023

14 Traine Court, Amaroo, ACT 2914

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Bree Prince  
0261821802

## Contact agent

What you see: A low maintenance, single level home with the perfect north aspect. Weekends spent walking Yerrabi Pond, followed by a BBQ with friends and family under the covered alfresco. What we see: Time to get your weekends back. See more: Open plan living and dining area Generous sized bedrooms all equipped with built in robes Flexible floorplan North facing to the rear, allowing warm mornings in the sun with a coffee in hand Spacious rear garden with newly laid turf Master bedroom with walk in robe and ensuite Glass doors from the master bedroom opening up to the back garden Located in a quiet cul-de-sac of Amaroo Perfect corner block with a leafy green outlook and tree lined streets Overlooking greenery from the living room Functional kitchen with ample storage space Glass stacker doors providing seamless indoor outdoor living Dining area opens up to spacious outdoor entertaining area Electric induction cooktop Window furnishings throughout Ducted gas heating Split system heating and cooling in the living and dining area Split system and ceiling fan to master bedroom Ceiling fans in the living and bedrooms LED downlights throughout Full laundry with external access Side gate access to the backyard Garden sheds at the rear of the home for all the work and garden tools Two car garage with internal access 8 minutes walk to Good Shepherd Catholic School 13 minutes walk to Amaroo School 3 minutes drive to Amaroo Shops 5 minutes drive to Yerrabi Pond 6 minutes drive to Gungahlin Marketplace 7 minutes drive to Gungahlin Lakes Golf Club 21 minutes drive to Canberra City Centre Total Living: 131m<sup>2</sup> Garage: 38m<sup>2</sup> Built: 1998 Block size: 429m<sup>2</sup> EER: 4.5 Rates: \$651 p.q Land Tax: \$963 p.q. (approx. applicable only when rented) Rental Appraisal Range: \$690 - \$720 per week Disclaimer: The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property 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