

**15 Alice Street, Amaroo, ACT 2914**

**House For Sale**

Wednesday, 24 April 2024



15 Alice Street, Amaroo, ACT 2914

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 167 m2**

**Type: House**



**Lesley Williams**

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**\$1,025,000+**

When it comes to real estate, size really does matter, and this fabulous property has 167m<sup>2</sup> of beautifully proportioned internal living area, plus a double garage with two remote doors and internal access. Extensively revamped with a new kitchen, new paint, new carpet, new double roller blinds and more, this spacious home provides supremely comfortable living for all the family! All bedrooms are roomy doubles with built-in robes - Bedroom 1 is huge and features a walk-in robe and ensuite. There are light and bright formal living rooms, and an enormous family room that overlooks the meals area and brand new kitchen - sure to become the heart of the home, this is open-plan living at its best! Ducted gas heating will keep you warm through winter, and for summer there's ducted evaporative cooling as well as new ceiling fans in all bedrooms and the informal living area; wall and ceiling insulation provide increased energy efficiency for all seasons. Outside there's a covered entertaining area overlooking the sunny backyard - presently a blank canvas, there's plenty of room for formal gardens, kids and pets. The utility area is tucked away, and there's also a secure area ideal for boat or camper. This wonderful family home is fabulously located within easy walking distance to Amaroo's extensive amenities - childcare centres, Good Shepherd Primary School and Amaroo School, Coles, Aldi, and a plethora of local shops. Just look at this list of features:- 167m<sup>2</sup> internal living- 4 double bedrooms, all with built-ins and new ceiling fans- Bedroom 1 easily takes a king bed, and features a walk-in robe and ensuite- Bright formal living and dining area- Huge, sunny open-plan family room with deck access- New kitchen with gas cooking, dishwasher and soft-close drawers- Freshly painted inside, and brand new carpet and double roller blinds- Ducted gas heating, ducted evaporative cooling, and wall & ceiling insulation- Decked entertaining area with covered pergola (new Laserlite)- Sunny backyard with plenty of room for kids and pets- Newly painted roof and gutters- Double garage with 2 remote doors and internal access, and additional off-street parking- Secure area behind double Colorbond gates is ideal for boat or trailer - Fabulous proximity to Amaroo's amenities - walk to childcare centres, schools & shops!- Just minutes in the car to Gungahlin Town Centre  
House Size: 167m<sup>2</sup> Garage Size: 36m<sup>2</sup> Block Size: 531m<sup>2</sup> Year Built: 2003 EER: 4.5 NB: All sizes are approximate, and floorplan for indicative purposes only