

16 Corringale Close, Amaroo, ACT 2914

House For Sale

Thursday, 29 February 2024

STONE

16 Corringale Close, Amaroo, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 461 m²

Type: House



Jess Smith
0410125475



Shaye Davies
0459140665

Auction 23/03/2024 at 9:45am

Nestled in beautiful and highly sought after Amaroo, this immaculately presented spacious sanctuary offers modern family living. The master bedroom features a walk-in robe and ensuite, while sizable bedrooms include built-in robes. Enjoy natural light in the lounge and dining areas, and seamless indoor-outdoor living. The kitchen boasts ample storage and a breakfast bar, with the family room overlooking the large covered entertaining area featuring a 6-seater outdoor spa and retractable blinds. Extending outside with two separate entertaining areas, this residence is perfect for the whole family to enjoy. A much loved and very well looked after family home of 21 years. Close proximity to Amaroo Shopping Village, Yerrabi Pond, local schools, childcare, Gungahlin Town Centre and nature reserves completes the picture of family living. Features Overview:- Single level floorplan- Fully ducted reverse cycle aircon- LED downlights throughout- Recently painted, with new flooring and carpets- Freshly painted pergola with new laserlite roofing- 6-seater outdoor spa (2 years old)- Brand new front garage doors installed- Quiet and family friendly street, with a short walking distance to local shops and Yerrabi Pond- NBN connected with FTTP- Age: 27 years (built in 1997)- EER (Energy Efficiency Rating): 4.0 Stars Sizes (Approx)- Internal Living: 119.6 sqm- Veranda: 7.34 sqm- Pergola: 21 sqm- Garage: 40.91 sqm- Total residence: 188.85 sqm- Block: 461 sqm Prices- Rates: \$833.8 per quarter- Land Tax (Investors only): \$1438.65 per quarter Inside:- Large master bedroom with walk-in robe and ensuite- Sizable bedrooms all with built-in robes- Bathroom with full sized tub and separate toilet- Front formal lounge and dining with ample light- Open plan family room with sliding doors which flows through to large outdoor undercover pergola and back yard- Well appointed kitchen with ample storage and bench space- Laundry room with external access to back yard- Fully ducted reverse cycle aircon Outside:- Double car garage with internal access and an additional single roller door to backyard- Large pergola with new laserlite roofing, featuring three retractable blinds- 6-seater outdoor spa- Brand new front garage doors installed- Large back yard for kids and pets to play in Construction Information: - Flooring: Concrete slab on ground- 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-3.5 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 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.