

# 2/6 Edith Place, Amaroo, ACT 2914

## Sold Townhouse

Saturday, 18 November 2023

2/6 Edith Place, Amaroo, ACT 2914

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 93 m2

Type: Townhouse



Glen Kingston  
0417170733

**\$660,000**

Nestled within a meticulously designed complex, this exquisite two-bedroom townhouse seamlessly blends contemporary convenience with comfortable living. With an array of potential buyers in mind, including first-time homeowners, downsizers, and savvy investors, this property offers universal appeal. Emphasizing security, comfort, and unparalleled convenience, this townhouse epitomizes effortless living, granting you the freedom to lock up and embark on your adventures without a second thought. This impeccably presented home comprises two bedrooms, a well-appointed bathroom, and a generous double garage with internal access. Elf Falls Hickory Hardwood Floors installed 2020, these exquisite floors add a touch of elegance and durability. Ducted gas heating, Split System, Gas Hot water, Gas cooktop all thoughtfully situated on a level plane within a charming Amaroo cul-de-sac. The property's allure is further enhanced by its close proximity to Yerrabi Pond, Amaroo shops, Amaroo School, and swift access to major arterial roads, ensuring seamless journeys to all destinations.

**FEATURES:**\* Double garage - internal access\* Great kitchen - ample space & storage\* Brivis ducted gas heating\* Fujitsu Split System\* Elf falls hickory hardwood floors (2020)\* Gas Hot water\* Gas Cooktop\* Rear Yard

**SPECIFICATIONS:**\* EER: 4.5\* Block 422m<sup>2</sup>\* Living: 93m<sup>2</sup>\* Garage: 37m<sup>2</sup>\* Strata: \$573 Qtr\* Rates: \$555 Qtr\* Land Tax: \$2,597 p/a If applicable\* Insulation Ceiling: R3\* All figures are approximate figures