

**2 Amarina Street, Palmerston, ACT 2913**



**House For Sale**

Friday, 12 April 2024

2 Amarina Street, Palmerston, ACT 2913

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 713 m2**

**Type: House**



Duncan Walker

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## Auction

Welcome to 2 Amarina Street Palmerston. This is a generous 4 bedroom, 2 bathroom family home and features a double garage on a 713 sqm block of land. This property is perfect for families requiring extensive internal living space with a comfortable layout. All windows in the large living spaces and master bedroom facing north to take advantage of that winter sun on those chilly Canberra winter days. Four large living spaces provides ample space for even the largest families or gatherings. Throughout this home you have ducted heating and cooling to ensure year-round comfort. Internally you have built-in robes in all comfortably sized bedrooms plus an ensuite for the master. The kitchen features quality Smeg steel appliances and flows to the spacious meals and family room. Sliding doors from the meals area lead you outdoors to an entertaining area which is superb for hosting gatherings with friends and family. Located in a convenient and family-friendly neighbourhood, this property is close to schools (notably Burgmann Anglican School), and a short 5 minute drive to Gungahlin Market Place. Public transport both across the street and down the road takes you to both Belconnen CBD and Gungahlin Market Place offering a convenient lifestyle. Don't miss out on the opportunity to make this house your new home!

Features:

- Four spacious bedrooms all with built-in robes
- Master bedroom with large ensuite, north facing windows
- Plenty of natural light and tall ceilings
- Four living areas, plenty of space for a large family
- Smeg stainless steel appliances
- AI-Fresco area ideal for entertaining
- Ducted reverse cycle heating/cooling
- Large 40 sqm Garage with automatic garage doors
- Brisk walk to Burgmann Anglican school, myriad of others a short drive
- Short, 5 minute drive to Gungahlin Market Place
- Public Transport across the road leads into Gungahlin Town Centre
- Highly accessible to Gungahlin Lakes Golf Club, playing fields, Leisure Centre and light rail to Civic.

Statistics:

- Internal Living: 203m<sup>2</sup>
- Land Size: 713m<sup>2</sup>
- EER: 4.5
- Rates: \$3,015
- Land Tax: \$5,060 (if rented only)
- NBN: Fibre to the premises

Disclaimer: All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.