

2 Hanworth Street, Amaroo, ACT 2914

STONE

Sold House

Thursday, 21 September 2023

2 Hanworth Street, Amaroo, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 507 m2

Type: House



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\$1,050,000

This exceptional home offers 4 bedrooms, ensuite, formal lounge, open-plan living with multi-purpose space, dining area and a very spacious kitchen. Covered entertaining area and an open courtyard with an outdoor pizza oven and spa. There is also a generous yard with plenty of room for a swing set and trampoline. Rarely will you find a home that ticks every box on your checklist and is also in the perfect location. 2 Hanworth Street is an immaculate home that is close to schools, Amaroo shopping village, the Gungahlin town centre and is within walking distance to Gungahlin's largest lake, Yerrabi Pond.

Features Overview:- North facing- Single-level floorplan, free-standing separate title home- Functional and flowing internal layout providing space for families- Great outdoor entertaining space - Only a short walk to the Amaroo shopping village and nearby schools- 5-minute drive to the Gungahlin Town Centre and transport links to the city- Easy access to Mulligan's Flat Nature Reserve, boasting countless nature walks- NBN connected with FTTP- Age: 20 years (built in 2003)- EER (Energy Efficiency Rating): 5 Stars

Sizes (Approx)- Internal Living: 176.04 sqm- Alfresco: 15.58 sqm- Porch: 3.22 sqm- Garage: 36.97 sqm- Total residence: 231.81 sqm- Block: 507 sqm

Prices- Rates: \$660 per quarter- Land Tax (Investors only): \$1,018 per quarter- Conservative rental estimate (unfurnished): \$760 - \$780 per week

Inside:- Interior painted in December 2021- LED downlights fitted throughout the house- Segregated master suite with walk-in robe and ensuite- Spacious bedrooms all with built-in robes- Ceiling fans in all bedrooms- Main bathroom with spa-bath and separate toilet- Laundry room with external access- Front formal living room with ample natural light- Spacious kitchen with high-quality appliances, ample storage and breakfast bar- Meals area with glass sliding doors through to the back entertaining space- Open-plan informal living with an extra living space - kids play area or study- Ducted gas heating- Evaporative cooling- Continuous flow hot water- Double car garage with remote door and internal access

Outside:- Large alfresco creates the perfect entertaining area- Wood fired pizza oven- Stone and paved area for the family BBQ and events- 5-seat spa- Side access to the fully enclosed garden area with raised garden beds and ample space for a trampoline or kid's play area- Easy to maintain gardens

Construction Information:- Flooring: Concrete slab on ground- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Fascia: Colorbond fascia- Gutters: Colorbond gutters- Window Frames: Predominantly aluminium window frames- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-1.5- Roof Insulation: Thermal Insulation value approximately R-3.0

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 & Yerrabi Pond areas are a popular spot to walk the dogs or ride the bikes with the kids. Amaroo shopping village provides "locals" with a petrol station, Coles, Aldi, Wok it Up, Guru Coffee, Indian restaurants, international food stores, a chemist, bakery a vet, a hairdresser, the popular Stone House Pub and more.

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 at: jesssmith@stonerealestate.com.au

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