

**20 Auburn Street, Amaroo, ACT 2914**

**CARTER + CO**

**House For Sale**

Wednesday, 14 February 2024

20 Auburn Street, Amaroo, ACT 2914

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 400 m2**

**Type: House**



Ally Smith  
0261763443



Kim Zarevac  
0261763443

**\$838,000+**

Rarely will you encounter a residence that fulfills every item on your checklist and is situated in such an outstanding location! 20 Auburn Street stands out as an appealing home and exceptional value, located in a leafy quiet street, and conveniently close to well-regarded schools, the vibrant Gungahlin precinct, and the burgeoning Amaroo shops. The latter boasts a Coles, and an Aldi store, a childcare centre, and exciting growth prospects. Upon entering through the front door, you'll notice that this home exudes light and charm, boasting two spacious north-facing living areas—a pleasant surprise in today's three-bedroom homes. The open plan living and dining area seamlessly connect to the kitchen, extending to a sizable private covered alfresco space at the rear. The kitchen itself is well-appointed, offering ample bench space, substantial storage with a generous pantry, gas cooktop, dishwasher, and a brand-new oven. As the new owners, you'll relish year-round comfort with ducted gas heating and evaporative cooling. Adding to the appeal are the two bathrooms (ensuite and family), considered essential in modern homes. The master suite showcases a generously sized walk-in robe and a well-proportioned ensuite. The master bedroom's two large windows create an impression of added space and brightness. Bedrooms two and three feature ample robes and are well-proportioned. For those who prefer extra darkness during sleep hours, all bedrooms are equipped with blackout roller shutters. Homes like this in Amaroo's sought-after pocket tend to be swiftly snapped up. At a glance...+Large north facing formal lounge room+Huge open plan north facing living and family room with light streaming in+The family room opens to a large, covered entertainment area+Kitchen with gas cooktop, a dishwasher, and new 60cm oven+Ducted gas heating +Evaporative cooling+Master bedroom with walk-in robe and an ensuite+Two other well-proportioned bedrooms+Family bathroom with a separate toilet.+A secure backyard and easy care gardens+External roller shutters on all bedroom windows+External shade awnings to living area windows+Paved path surrounding the home+Double remote door garage with internal access This property is perfect for first homebuyers, families, or investors who value location and effortless lifestyle living. LOT: 15 SECTION: 30 Block Size: 400m<sup>2</sup> (approx.) Internal Living: 141m<sup>2</sup> (approx.) Alfresco: 24 sqm (approx.) Garage: 38 sqm (approx.) Year built: 2001 Rates: \$705 per quarter (approx.) Land tax: \$1,153 per quarter (approx.) Heating and cooling: Ducted gas heating and evaporative cooling Disclaimer: Carter and Co Agency and the vendor cannot warrant the accuracy of the information provided and will not accept any liability for loss or damage for any errors or misstatements in the information. Some images may be digitally styled/furnished for illustration purposes. Images and floor plans should be treated as a guide only. Purchasers should rely on their own independent enquiries.