

# 23/815 Horsepark Drive, Amaroo, ACT 2914

STONE

## Sold Townhouse

Monday, 14 August 2023

23/815 Horsepark Drive, Amaroo, ACT 2914

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 135 m2

Type: Townhouse



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**\$540,000**

North-facing and featured over three split levels, this townhouse represents contemporary living in a supreme Amaroo location. The kitchen has quality stainless steel appliances, stone bench tops, and ample cupboard space for your everyday cooking convenience. Heading upstairs to the third level, you will be greeted with two good-sized bedrooms, the master featuring its own ensuite with a huge built-in robe with mirrored sliding doors. The second bedroom is complimented by the main bathroom adding convenience and privacy to your lifestyle. Features Overview:- North facing- Tri-level floor plan- NBN connected with FTTP- Age: 6 years (built in 2017)- Units plan number: 4350- EER (Energy Efficiency Rating): 6 stars Development Information:- Name of development: Emerald Terraces- Number of buildings in development: 52- Strata management: Link Strata Management Sizes (Approx.):- Internal Living: 81 sqm (2nd level 42 sqm, 3rd level - 38 sqm)- Balcony (2nd level): 10 sqm- Garage (lower level): 44 sqm- Total residence: 135 sqm Prices:- Strata Levies: \$739.71 per quarter- Rates: \$355 per quarter- Land Tax (Investors only): \$441 per quarter- Conservative rental estimate (unfurnished): \$560 - \$590 per week Inside:- Two bedrooms, each with oversized built-in robes- Ensuite and main bathroom- Modern kitchen with stainless steel appliances and stone benchtops- Open-plan living area Outside:- North-facing, sun-lit balcony- Double tandem garage with under-stair storage- Ultra-convenient location in the heart of the Amaroo shops 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, a chemist, a vet, a 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 at: [jessdoolan@stonerealestate.com.au](mailto:jessdoolan@stonerealestate.com.au) Disclaimer: The material and information contained within this marketing are for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims 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 make further inquiries.