

24 Auburn Street, Amaroo, ACT 2914



House For Sale

Thursday, 14 March 2024

24 Auburn Street, Amaroo, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 440 m2

Type: House



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Offers Over \$869,000

The homeowners, seeking a cozy retreat near their growing family, found their sanctuary in this three-bedroom gem. To them, it wasn't just a house, it was a decision woven with the dreams of being a part of their grandchildren's lives, witnessing their milestones, and creating life-long memories of love, laughter, and familial bonds. Bathed in the warmth of the sun, this charming abode features a spacious, light-filled, North-facing kitchen – making up the heart of the home, where meals were prepared, and stories were shared. A large island bench became the centrepiece for family gatherings, a witness to countless conversations, baking sessions, and the everyday magic of a family kitchen. The open plan concept and formal lounge provided the perfect backdrop for family events, casual get-togethers, and quiet evenings alike. Segregated at the front of the home, the master bedroom offers a tranquil retreat, boasting a custom-designed walk-in wardrobe by 'Creative by Design' – a haven within a haven, offering rest and rejuvenation away from the home's lively spaces. The additional bedrooms, complete with built-in wardrobes, mirror the home's warmth, accommodating family and friends, filled with the echoes of laughter and love. To ensure a lifestyle of comfort and convenience, this residence is fit with ducted gas heating and evaporative cooling, maintaining a cosy climate-controlled environment regardless of the season. Over the years, the homeowners infused the house with touches that spoke of their care and attention. They installed Crimsafe security screens and external roller shutters, ensuring a cocoon of safety and privacy. The enclosed outdoor pergola was a thoughtful addition, offering a serene spot to bask in the afternoon sunshine, protected from the elements. However, putting quality fittings and stylish functionality aside, the most precious element of this cherished home has been its role in the family's narrative. After school, the grandchildren, sometimes with friends in tow, made 24 Auburn Street their regular stop. Here, in this loving home, within walking distance of their local schools, they grew from primary to high schoolers - their laughter and stories filling the rooms as they shared afternoon treats with their grandparents. The neighbourhood too, mirrors the warmth of the house with friendly, supportive neighbours fostering a strong sense of community, making it not just a street but a community of care and camaraderie. Local amenities, including grocers, pharmacies and public transport are only a stone's throw away, with the local Amaroo and Ngunnawal shops ensuring easy access to day-to-day necessities. Now, preparing to live out their golden years in a new home, the homeowner bids farewell to 24 Auburn Street, which stands as a testament to their journey. This residence now awaits a new family, ready to embrace its warmth and write their own stories and fill its rooms with new memories – to continue the legacy of love and family in a home that has seen and nurtured so much of it.

More Details:- Single level, secure three-bedroom home- Master bedroom ft. custom designed walk-in wardrobe & private ensuite - Additional two bedrooms ft. built-in wardrobes with mirrored sliding doors- Open plan living, kitchen & dining ft. formal lounge room- Kitchen ft. 600mm Westinghouse electric oven & gas cooktop, Fisher & Paykel dishwasher, ample cabinetry & island breakfast bar - Ducted gas heating & evaporative cooling- Single glazed windows throughout ft. Crimsafe security screens & external roller shutters- Floor tiles throughout for easy maintenance- LED downlights throughout- Centrally located main bathroom ft. built-in bathtub, separate shower & separate toilet - Laundry ft. generous linen cupboard & external access- Enclosed sunroom/outdoor pergola ft. electronic blind to one side- Oversized, double car, lock up garage ft. automatic roller doors & internal access - Swann camera doorbell - Secure backyard ft. established lawn- Landscaped front yard ft. established gardens with sprinkler system- Quiet, family-friendly street - Close commute to public transport, local schools & shops- Within walking distance of local primary & high schools- Year Built: 2000- EER: 4.5 stars- Approx. 550m to Amaroo School (according to Google Maps)- Approx. 700m to Good Shepherd Primary School (according to Google Maps)- Approx. 950m to Amaroo Coles (according to Google Maps)- Approx. Block Size: 440 sqm- Approx. Living Size: 125.42 sqm- Approx. Garage Size: 36.13 sqm- Approx. Council Rates: \$500 per quarter- Approx. Rental Return: \$620 - \$680 per week