

27 Bizant Street, Amaroo, ACT 2914

STONE

House For Sale

Wednesday, 22 May 2024

27 Bizant Street, Amaroo, ACT 2914

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 720 m2

Type: House



Jess Smith
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Shaye Davies
0459140665

Auction 15/06/2024 at 1:30pm

Property to be auctioned onsite on the 15/06/2024 at 1:30pm with offers welcome prior. Nestled in a tranquil lakeside setting, this luxurious residence epitomises the perfect blend of elegance and comfort. Boasting five spacious bedrooms and expansive living areas, it offers a sanctuary of relaxation with breathtaking views of the serene Yerrabi Ponds. Crafted with entertaining and family living in mind, the home features a state-of-the-art kitchen adorned with high-end appliances and abundant storage. Enjoy the year-round comfort provided by ducted heating and cooling throughout along with zoned Inslab heating, creating an inviting atmosphere for all occasions. Step outside to the expansive alfresco dining area, where you can host unforgettable gatherings amidst the beauty of the expansive block. The double garage with convenient drive-through access adds a touch of practicality to your lifestyle, seamlessly blending functionality with luxury. With its striking street presence and coveted location, this residence presents a rare opportunity to indulge in the epitome of lakeside luxury living. Immerse yourself in an unparalleled lifestyle where every detail exudes sophistication.

Features Overview:- Double-level floorplan offering spacious living areas on both levels- NBN connected with FTTP- Age: 12 years- EER (Energy Efficiency Rating): 4.0 Stars- 34 x Solar panels generating 13.2 kW of clean energy for reduced utility costs- Comprehensive security system with 11 cameras and a 2 TB recorder, complemented by a state-of-the-art alarm system- Prime location within walking distance to Burgman Forde campus, Amaroo school, and Good Shepherd Catholic, ideal for families - Convenient access to Yerrabi Pond restaurants, just a 2-minute stroll away, perfect for dining and entertainment Inside:- Sheer fold curtains adorn the main living area and master bedroom, while roller blinds provide privacy throughout the home; bathrooms are equipped with elegant shutters- Master bedroom offers ample space with a walk-in robe, ensuite, and balcony for relaxation- Generously sized bedrooms feature built-in robes for convenient storage solutions- Luxurious bathrooms boast full-sized tubs for ultimate relaxation- Formal living and dining areas exude elegance and sophistication- Open-plan family and meals area seamlessly connects to the alfresco space via sliding doors- Well-appointed kitchen includes a walk-in pantry for organization and storage- Brand new pyrolytic Smeg oven and microwave, never before used, promise culinary excellence- Enjoy the convenience of a Peppy tap providing filtered instant hot/cold water and regular water from a single tap- Versatile rumpus room grants access to the alfresco area, perfect for entertainment- Laundry offers external access for added convenience- 4th toilet and vanity located downstairs- Ducted heating and cooling throughout the home, with zoning options available for customizable comfort in different areas- In-slab heating covers the entire ground floor, offering zoned control and temperature adjustment in each room- Rinnai temperature-controlled hot water system ensures comfort and efficiency- High ceilings add an element of grandeur and spaciousness to the home- Ducted vacuum system simplifies cleaning tasks- Double car garage provides internal access for added security and convenience Outside:- Enjoy the convenience of two driveways for ample parking space and easy access- Unwind in the expansive alfresco area, perfect for outdoor living and entertaining guests- Embrace outdoor relaxation and recreation in the large backyard, offering plenty of space for various activities- Cultivate your own produce in the veggie gardens, fostering a connection with nature and promoting sustainable living- Maintain lush greenery effortlessly with the automatic irrigation system, ensuring your gardens stay vibrant year-round- Discover the versatility of a custom-built solid steel storage shed, designed to function as a cubby house, swing area, or a man's shed, catering to every member of the family's needs and interests Sizes (Approx)- Internal Living: 317.6 sqm (92.70 sqm upstairs and 224.90 sqm downstairs)- Balcony: 12.55 sqm- Alfresco: 27.78 sqm- Porch: 3.14 sqm- Garage: 40.00 sqm- Total residence: 401.07 sqm- Block: 720 sqm 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 on:

jesssmith@stonerealestate.com.au Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaim 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 to make further enquiries.