

27 Diamond Street, Amaroo, ACT 2914

STONE

Sold House

Thursday, 10 August 2023

27 Diamond Street, Amaroo, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House

\$900,000

Nestled in what is undoubtedly the most prestigious street in Amaroo, this stunning home offers every luxury one would hope for. Designed with spacious, modern family living in mind, this home has three generous bedrooms, formal and informal living spaces, a formal dining area and a double garage with internal access. Add to this its lush, green and easy-care front and rear yards, with an outdoor alfresco flowing to the manicured gardens, it really is perfect for entertaining. The home's proximity to Yerrabi Pond is fabulous. Just a short stroll to enjoy picnics by the water's edge under a shady tree. Amaroo is a popular and sought after suburb with families, as it has everything you could ever need. Two schools next to each other, Good Shepherd Catholic Primary School and Amaroo School, Busy Bees at Amaroo, walking distance to nature reserves and Yerrabi Pond, 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, 2 gyms, a chemist, a vet, a hairdresser, and the popular Stone House pub. The home is ready for another lucky family to enjoy and build new memories. Inside:- Impressively renovated kitchen including quality appliances and inclusions- Westinghouse wall oven, dishwasher, microwave, induction cooktop, rangehood and glass canopy- Custom Quartz 30mm countertops, beechwood shelving, under-shelf lighting and hand brushed Toscan glass backsplash- Lime washed distressed bamboo flooring to lounge and dining rooms- Three bedrooms all with built in robes, ensuite to master bedroom- Bathrooms and kitchen tapware upgraded with Methvel and Caroma- New water saving back to wall Caroma soft close toilets- Plantation shutters to bedrooms, bathrooms, lounge and dining rooms- Ventis Home Ventilation System installed in home to introduce clean dry filtered air into the home. The system reduces mould, air pollution, allergens and dust for a safer space- Freshly painted inside and out in July 2022- New Stiebel Eltron hot water pump system- New Panasonic inverter reverse cycle heating and cooling- Ducted vacuum- Security system Outside:- 20 solar panels on roof to significantly reduce your electricity bill- Spacious paved covered pergola- Top of the range Augusta synthetic turf from Australian Outdoor Living, back and front- Tall 35mm pile, softness, durable, effortless, child and pet friendly- Low maintenance yard with no mowing, edging or watering Features Overview:- Single-level floorplan- NBN connected with FTTP- Age: built in 2001 - EER (Energy Efficiency Rating): 5.0- 350 metres from Yerrabi pond Sizes (Approx.):- Internal Living: 128.78sqm- Alfresco: 18sqm- Porch: 3.28sqm- Garage: 36.24sqm- Total residence: 186.3sqm- Block size: 450sqm Prices:- Rates: \$598.50 per quarter (approx.)- Land Tax (Investors only): \$849 per quarter (approx.)- Conservative rental estimate (unfurnished): \$680-\$720 per week Inspections: We are opening the home most Saturdays and Sundays for inspections. However, if you would like a review outside of these times please email us at: 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.