

3 Larpent Street, Amaroo, ACT 2914

House For Sale

Friday, 8 March 2024



3 Larpent Street, Amaroo, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 439 m2

Type: House



Trenton Morrissey

Auction Wednesday 27/03/2024, 6pm On Site

Modern, captivating and a stone's throw away from Yerrabi Pond, this desirable and spacious attached residence is constructed with quality craftsmanship and highlighted with a fine list of inclusions. Freshly painted throughout and featuring brand new carpet and refreshed bathrooms, this single level residence creates a modern and desirable lifestyle opportunity. Offering prime location surrounded by quality homes, the residence is designed with generous separate living areas awash with natural light. The kitchen features a view to the established backyard, a large benchtop, quality appliances and ample storage. The main bedroom showcases a built-in robe and ensuite, with sliding door access to a private courtyard. Bedrooms two and three are spacious featuring built-in robes. You will appreciate entertaining in the sun-drenched paved backyard surrounded by established low maintenance gardens. Completed with ducted gas heating, split system air conditioning and double garage with internal access, this perfect home will appeal to many with its proximity to Yerrabi Pond, local playing fields, shops, schools and public transport. Property features include:

- Separate title attached residence
- Freshly painted interior and exterior
- Brand new quality carpets
- Expansive segregated living areas
- Generous kitchen featuring quality appliances including a 600mm electric oven, gas cooktop and rangehood
- Master bedroom featuring built-in robe and spacious ensuite
- Private courtyard off master bedroom
- Additional two bedrooms with built-in robes
- Generous main bathroom with bath and shower
- Separate toilet
- Honeywell ducted gas heating throughout
- Daiken split system heating and cooling
- Spacious laundry with direct access to the backyard
- Extensive paved outdoor entertainment area
- Rheem gas hot water system
- Low maintenance established gardens
- Double automatic garage with remote
- Crimsafe security screens
- NBN
- Close proximity to Yerrabi Pond, Amaroo schools, Amaroo shopping centre and public transport

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