

3 Lockhart Place, Amaroo, ACT 2914

STONE

House For Sale

Thursday, 13 June 2024

3 Lockhart Place, Amaroo, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 448 m2

Type: House



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Auction 06/07/2024

Property to be auctioned onsite on the 06/07/2024 at 10:30am. Experience the charm and warmth of this delightful residence in the peaceful and well-established neighbourhood of Amaroo. Capturing the essence of family living, this 3-bedroom residence features two North-facing living areas that are complimented with breakfast bar kitchen and a spacious backyard space outside. As you enter, you're welcomed by two generous and sunlit living spaces, bringing about a bright and vibrant atmosphere throughout the day. At the heart of the home is your charming G-shaped kitchen, with breakfast bar space for easy interaction between your resident chef and the rest of the family or guests. Enjoy the seamless indoor-outdoor flow with a North-facing patio perfect for alfresco dining, morning coffees, or simply unwinding while soaking up the sun. Overall, your shared spaces in 3 Lockhart offer a wonderful selection of spaces for everyone and every occasion, whether leisure, work or entertainment. To balance your lifestyle, the home's thoughtful and versatile layout ensures everyday tasks are managed with ease, allowing you to focus on what truly matters: enjoying quality time with family and friends. This home not only caters to all your family's needs but also provides a warm and welcoming environment that promises a balanced and fulfilling lifestyle in the heart of Northern Canberra. Features Overview:- North facing living areas - Walking distance to Yerrabi Pond, local shops, restaurants and bus stop.- Single level floorplan- Located a short drive into Amaroo Village Shopping Centre and Gungahlin Town Centre for shops, restaurants, transport options, parks, playgrounds, schools and other amenities- NBN connected with Fibre to the Premises (FTTP)- Age: Built in 1994- EER (Energy Efficiency Rating): 5.0 Stars Sizes (Approx.)- Internal Living: 119.09 sqm- Patio: 25 sqm- Garage: 41.73 sqm- Total residence: 185.82 sqm- Block: 448 sqm Prices:- Rates: \$709.50 per quarter- Land Tax (Investors only): \$1,155.10 per quarter- Conservative rental estimate (unfurnished): \$620-\$650 per week Inside:- Two spacious, north-facing living spaces for plenty of sunlight all day- Breakfast bar benchtop to kitchen with skylight- Wide corner kitchen pantry- Walk-in wardrobe and ensuite to master bedroom- Fully appointed main bathroom with separate washroom - All remaining bedrooms with built in robes- Dedicated laundry room with ample storage - Ducted reverse cycle heating and cooling Outside:- North-facing patio accessible from family and laundry rooms- Detached automated double garage space in front of main residence- Grass space wrapped around residence, framed with bush tanbark gardens Construction Information:- Flooring: Concrete slab on ground- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-1.5- Ceiling Insulation: Thermal Insulation value approximately R-2.5 Inspections: We are opening the home most Saturdays with mid-week inspections. If you would like an inspection outside of these times please email us at: jessdoolan@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 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 to make further enquiries.