

**32/815 Horse Park Dr, Amaroo, ACT 2914**

ARCHER

**Townhouse For Sale**

Saturday, 24 February 2024

32/815 Horse Park Dr, Amaroo, ACT 2914

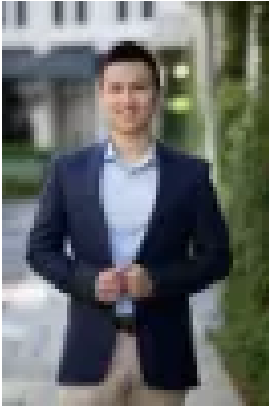
**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 141 m2**

**Type: Townhouse**



Alex Wang

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**\$549,000+**

Discover the charm of this exquisite two-bedroom, two-bathroom terrace home nestled in the Emerald Terrace Complex, perched above the bustling Amaroo Town Centre. Enjoy the ultimate convenience with Coles Amaroo, cafes, restaurants, pharmacy, and various shops right at your doorstep. Plus, the vibrant Gungahlin Town Center is just a short drive away. Positioned on the complex's corner, this residence boasts enhanced privacy and abundant natural light, thanks to extra windows. This layout not only brightens the space but also promotes better airflow throughout the home. The interior reveals an open-plan living area that highlights a modern kitchen adorned with stone benchtops and stainless steel appliances, perfectly designed to elevate your culinary experiences. The spacious, north-facing living and dining area seamlessly extends to a large balcony, offering a delightful outdoor extension of your living space. Upstairs, you'll find the generously sized master bedroom with an ensuite, bathed in north-facing sunlight, and a second bedroom enhanced with additional windows and a skylight, filling the space with ample natural light. Residents will enjoy the complex's warm community vibe, complete with access to a communal rooftop garden and BBQ facilities, ideal for social gatherings and relaxation. Currently with \$470/week lease to April 22nd, 2024. This property represents an exceptional opportunity for first-time buyers, young families, or those looking to downsize. For more details or to arrange a viewing, please contact us today.

**FEATURES**

- living: 84 m<sup>2</sup> + Balcony: 10 m<sup>2</sup> + Garage: 27 m<sup>2</sup> + Carport: 20 m<sup>2</sup>. Total: 141 m<sup>2</sup>
- North facing
- Corner unit with better privacy and more natural lights
- Double glazed windows and sliding doors
- Reverse-cycle air conditioning
- Ceiling fan in living area and bedrooms
- Modern interiors
- Built-in robe in each bedroom
- Stainless-steel appliances and stone benchtops in kitchen
- European-style laundry with dryer included
- Open dining and living room with access to the balcony
- Single automatic garage with internal access and extra storage space
- Under-covered carport
- Secure gated complex
- Common areas include rooftop garden and BBQ area
- Ultra-convenient location above Amaroo Town Centre, with Coles Amaroo, cafes, restaurants, pharmacy, and various shops sownstairs
- Short drive to Gungahlin Center

**Particulars (all approx.)** Year Built: 2017 Strata: \$693/quarter (including sinking funds) Rates: \$411/quarter Current lease: \$470/week to April 22nd, 2024 EER: 6.0

**DISCLAIMER** We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including without limitation, any income, rentals, dimensions, areas, zoning and permits. Any figures and information contained in this advertisement are approximate and a guide only and should not be relied upon for financial purposes or taken as advice of any nature. Individuals, Self-Managed Super Funds, companies, anyone or entity, should make their own inquires and seek their own advice and rely only upon those inquiries and advice. Archer does not guarantee the accuracy of the information above and are not financial advisers or accountants and do not provide any of the above information as advice of any nature.