

**36 Katherine Avenue, Amaroo, ACT 2914**

STONE

**Sold House**

Thursday, 1 February 2024

36 Katherine Avenue, Amaroo, ACT 2914

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 522 m2**

**Type: House**



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**\$905,000**

Settle into a comfortable, open and family-friendly lifestyle with this generous 3-bedroom residence in one of the most highly sought after pockets of Amaroo, just moments to Yerrabi Pond. Featuring a spacious floorplan with ample amounts of living space, this is the perfect home for families and groups to call home. At entry, residents have a roomy, north-west facing dining-living area that invites plenty of natural light throughout the day for a bright and cosy atmosphere. Separated from this area is a family room complimented by a fully functional kitchen layout, and the laundry and bathrooms tucked behind these areas makes for an easy, functional routine for everyone. The ideal family lifestyle is completed with the balance of outdoor grass space that wraps around the residence, perfect for kids and pets. Blending with this is the covered alfresco area, ensuring you can enjoy every occasion, whether leisure, work or entertainment. In one of the most family-friendly suburbs, Amaroo offers both convenience, nature and recreation. Only a minute's drive into the Gungahlin Town Centre and the Amaroo Village, residents have access to many shops, restaurants, transport, schools and other amenities. Completed with the reserves, lakes and walking paths of surrounding areas, this home offers the balanced and convenient living that the area of Gungahlin has to offer. Features Overview:- North west facing- Single level floorplan- Located a short drive to Gungahlin Town Centre and Amaroo Village for shops, and Yerrabi Pond- NBN connected with Fibre to the Premises (FTTP)- Age: 21 years (Built in 2003)- EER (Energy Efficiency Rating): 3.5 Stars Sizes (Approx.)- Internal Living: 174.60 sqm- Garage: 39.50 sqm- Pergola: 16 sqm- Total residence: 230.10 sqm- Block: 522 sqm Prices:- Rates: \$635.50 per quarter- Land Tax (Investors only): \$989.25 per quarter- Conservative rental estimate (unfurnished): \$650-\$680 per week Inside:- Uninterrupted views to opposite reserve area- Large open plan living/dining area, inviting plenty of natural light throughout the day- Additional living area off the kitchen with access to outdoors - Large functional kitchen with breakfast bar - Option for gas cooking in the kitchen- All bedrooms enjoy built-in mirrored robes- Grand master suite enjoys walk-in robe and ensuite- Large main bathroom with separate bath and shower- Extra cupboard and linen storage space in laundry- Internal access to double garage- Tinted windows to the front of the property, enhancing privacy- Ducted gas heating and split system installed Outside:- Outdoor pergola area perfect for entertaining- Grass space ideal for pets and kids- Australian native plants to both front and rear yard, easy care- Additional covered pergola from the garage to the second living area Amaroo is popular with families as it has everything you could ever need. Two schools next to each other, Good Shepherd Catholic Primary School and Amaroo School, two daycares, Busy Bees at Amaroo and The Imagination Play Station Child Development Centre, nature reserves are at your fingertips, the Ginninderra Creek & pond is 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, chemist, vet, hairdresser, and the popular Stone House pub. Inspections: We are opening the home most Saturdays with mid-week inspections. If you would like to view outside of these times please email us at: [jessdoolan@stonerealestate.com.au](mailto: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.