

37 Corringale Close, Amaroo, ACT 2914

LUTON

House For Sale

Friday, 8 March 2024

37 Corringale Close, Amaroo, ACT 2914

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Corbin Eslick
0493086865

BY NEGOTIATION

Welcome to your dream single-level home! This residence exudes modern comfort and style, featuring floating timber floors that seamlessly connect the kitchen and living room. The kitchen is a chef's delight, adorned with a laminate benchtop, offering plenty of storage, and equipped with a convenient European laundry. Enjoy the luxury of a segregated lounge room, providing a private retreat within your home. The three bedrooms are fitted with built-in robes and carpet, ensuring both style and coziness. Set on a private 393m² block, this property offers ample space and tranquility. With 102.2 square meters of living space, every corner of this home is designed for practicality and elegance. Stay comfortable year-round with ducted gas heating and evaporative cooling. The gas hot water system adds to the efficiency of this well-appointed home. Step outside to a great-sized backyard and courtyard, perfect for outdoor gatherings and relaxation. The property also provides plenty of car parking, adding to the convenience of your lifestyle. Features: - Private - Lots of parking - Floating timber floor - Gas cooktop - Electric oven - European Laundry - Modern bathroom - Large yard - Two outdoor Sheds - Scope for private front sitting (pebbled area) - High hedges make the space extremely private - Close to Amaroo's Schools - Walking distance to shops Property Features Construction: 1995 EER: 4.0 Stars Land Tax: \$3,951/Annum Rates: \$2,540/Annum Rental Appraisal: \$580 - \$630/Week Block: 393m² Residence: 102.2 UV: \$482,000 (2023)