

38 Barrington Crescent, Amaroo, ACT 2914



House For Sale

Friday, 2 February 2024

38 Barrington Crescent, Amaroo, ACT 2914

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Type: House



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Auction 12pm 24th February

If you're searching for that family home that caters to every member of the family and more, then look no further than 38 Barrington Crescent. A lovely combination of spacious internal areas, entertaining outdoor areas, a luscious green backyard with manicured gardens, a triple car garage with internal access, renovated bathrooms, kitchen and laundry, downstairs bedrooms perfect for the kids and an attractive blend of low maintenance lawns and gardens that present a striking street appeal for all to admire and lake views of Yerrabi Pond is here for you now in this home. Internally, the home has been expertly designed that delivers a wealth of space with multiple living areas that allows every member of the family to have their own individual space and more. To the front of the home, the lounge room provides an excellent option for day-to-day living and relaxing in comfort. The formal dining room is well-positioned and features a great space, perfect for those larger dinner parties and family meals. The family room invites another layer of space and relaxation to create a compelling area to suit the whole family. There will be plenty of excitement as you walk out onto to entertaining deck that delivers an impressive setting perched high up overlooking the backyard and towards Yerrabi Pond. Hosting friends and family will never be better with the luxury of space and the location this deck provides you to establish an attractive site for any social occasion. For all the lawn lovers, this block of land will be your haven with plenty of green grass & outdoor space enriched by the beautifully manicured gardens and stone retaining walls. The backyard is ideal for kids and pets with space to run around and play and room for a trampoline and swing set. The provincial style kitchen contributes to the homes charm and offers a practical layout with a series of quality inclusions to cook all those homemade meals to perfection. Equipped with 40mm stone benchtops, notable 900mm Falcon 5-burner gas cooktop & oven and an integrated Miele dishwasher this kitchen is sure to make for easy and simple meal preparation. In addition, there is a multi-purpose walk-in closet that could be utilised as a walk-in pantry or linen cupboard. A unique aspect of the home is the split-level design that offers plenty of peace and privacy with bedrooms and bathrooms situated up and downstairs, ideal for a family of teenagers, relatives or accommodating guests. Positioned upstairs with garden and lake views, the main bedroom is well-sized, complete with a walk-in robe and an ensuite. The second bedroom is upstairs high up overlooking the backyard and comes with a walk-in robe. Offering a private retreat, all remaining bedrooms are peacefully situated downstairs and present a lovely composition of space and convenience with easy access to the backyard and the main bathroom which has been tastefully renovated with full-height tiling, bathtub and designer fittings that compliments the homes modern appeal. Storage within the home has been thoughtfully catered for with an abundance of space spread throughout the property. The triple car garage is a highlight of the home having freshly painted with epoxy flooring, it offers plenty of car accommodation and space for storage or a workshop. The laundry downstairs has been renovated with stone benchtops and a contemporary design with ample storage space. The storage area under the home and under the deck is ideal for tools, recreational, fishing and hiking equipment. Summary of features: Executive 5-bedroom family residence with lake views Beautifully manicured gardens & lawns presenting a beautiful street appeal Entertainer's deck with views of Yerrabi Pond Immaculate backyard & gardens with plenty of grass space for kids & pets to play Multiple living areas for every member of the family to enjoy Triple car garage with fresh epoxy flooring & internal access Additional car accommodation & space for a trailer, caravan or boat Spacious living areas for day-to-day living & family gatherings Formal dining area with pendant lighting ideal for hosting guests in style Family room for added space & relaxation Timber flooring throughout the living areas, kitchen & hallway Freshly painted in some areas Updated LED lighting Ducted reverse cycle heating & cooling Double glazed windows Provincial style kitchen with 40mm stone benchtops 900mm 5-burner Falcon gas cooktop & oven Integrated Miele dishwasher Ample pantry & cupboard space Plenty of bench space for easy meal preparation Walk-in pantry or linen cupboard Main bedroom with a walk-in robe, ensuite & backyard/lake views Two-way ensuite with full-height tiling & designer fixtures Bedroom two upstairs with a built-in robe, window for added light Bedrooms three & four situated downstairs with built-in robes Renovated bathroom downstairs with full-height tiling, bathtub, shower with a dual shower head Separate powder room upstairs Optional 5th bedroom or additional living/rumpus room Renovated laundry with stone benchtops, cupboards & linen space Storage space under the deck ideal for recreational, fishing, hiking equipment & more Underground storage space & an upstairs linen cupboard Key figures: Total living: 240m² Garage: 59m² Block: 1022m² Rates: \$3,524 p.a. (approx.) Land tax (investor's only): \$6,160 p.a. (approx.) Year built: 1999 EER: 4 stars