

# 44 Rollston Street, Amaroo, ACT 2914

STONE

## House For Sale

Thursday, 6 June 2024

44 Rollston Street, Amaroo, ACT 2914

Bedrooms: 5

Bathrooms: 4

Parkings: 4

Area: 791 m<sup>2</sup>

Type: House



Kris Hellier

0413799700

## By Negotiation

A WORD FROM OUR SELLER;"It's with mixed pleasure and sadness that we've decided to sell our cherished home. A home that we have turned into a beautiful family oasis, updated with a modern feel. However, we seek to travel as a family and will be downsizing as a result. We purchased this home in the amazing pocket of Amaroo, nested between all the modern amenities of the local Amaroo district shops, school, pubs, restaurants, takeaways, and daycare, whilst also being just a short walk away to Yerrabi pond, with amazing tracks for walking the dog, riding your bikes and the adventure playground and picnic spots to offer. We often meet locals from other Gungahlin suburbs who have to pack the car and make the drive over – we always felt so blessed to be just a 5-minute walk away. Our family will miss sitting in the backyard by the pool on a hot Canberra summer day and cooking a BBQ while enjoying a beverage and watching the kids swim and play. Personally, dad will miss having friends over enjoying a game of snooker/pool in the games and bar room. We will miss the views from the top story in the morning, with light opening up the rooms and entrance and overlooking the Bonner hills and Forde wetlands. In spring, the trees in the street hug the road, creating a sense of warmth, that some will say can only be felt in the Canberra inner established suburbs. The neighbours made it truly hard for us to move on, creating long-lasting friendships with the parents and young children next door and across the road, including the helpful kind and quiet neighbours all around the street. We put our hearts and soul into the full renovation of this property, amalgamating traditional family vibes with modern a scandi pallet. This home was originally built by classic constructions, but when we commissioned the renovation, we hired co-built and constructed. Their excellent craftsmanship is prevalent in the detail and finishes of our home and we couldn't be happier. No room was left in the original form, creating a warm and updated family home. The home is truly a turnkey property, leaving the new owners to simply move in and enjoy all the amenities that the house and the established Amaroo have to offer." Living: 320.3sqm (approx.)Pergola: 49.5sqm (approx.)Pool room: 7.3sqm (approx.)Carport: 54sqm (approx.)Total: 431sqm (approx.)Block: 791sqm - Stunningly renovated by 'Co-Built & Constructed' - New hybrid oak flooring, carpet and plantation shutters throughout- Functional floorplan with four separate living areas- Beautiful kitchen complete with high end appliances that are still under warranty, an abundance of bench space and a walk in pantry - Spacious master bedroom with built-in robe and ensuite - Four of the five bedrooms with built-in robes - Stylishly renovated bathrooms feature floor to ceiling tiles - Separate laundry with external access has been renovated to match the kitchen- Gorgeous outdoor entertaining area has been recently tiled and features an outdoor kitchen and BBQ - Exquisite pool with waterfall feature, as well as a new pump, electric heater and filter which are still under warranty - 10 kW solar panel system with two inverters installed inside the garage - Double garage with remote roller doors and internal access- Tandem carport with remote roller door- Amazing location, within walking distance to Amaroo Village Shopping Centre, Amaroo School, Good Shepherd Primary School, Yerrabi Pond and a variety of public transport option, and just a short drive to Gungahlin Town Centre Rates: \$3,579.40 per annum (approx.)Land tax: \$6,227.26 per annum (approx.)Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaim 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.