

46 Buckingham Street, Amaroo, ACT 2914

House For Sale

Thursday, 13 June 2024

STONE

46 Buckingham Street, Amaroo, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 447 m2

Type: House



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\$975,000+

Settle into this generous and charming 4-bedroom home that blends comfort and style in the serene and well-established suburb of Amaroo. Designed to maximise natural light and versatility, the feature spacious North-facing shared living-dining area at entry creates a warm and inviting atmosphere, perfect for everything from family gatherings, entertaining guests to everyday work and leisure. The heart of the home features a sunlit parallel kitchen layout, ensuring you have ample space and light for culinary adventures. Adjacent to this is a separate meals/family area, providing a cosy spot for daily family interactions. The master bedroom boasts an ensuite, offering a luxurious retreat, while a dedicated laundry room enhances the home's practicality. Outside, enjoy seamless indoor-outdoor living with a sun deck accessible from the family/meals area, ideal for alfresco dining or soaking up the sun and is nestled with nature plants all around to give you an escape from the hustle and bustle of city living. This residence not only caters to all your family's needs but also promises a balanced and fulfilling lifestyle in the family-friendly neighbourhood. Embrace the blend of comfort, style, and functionality in this charming residence at the heart of Northern Canberra.

Features Overview:- Single level floorplan- 23 x Solar panels generating 9.5 kW of clean energy for reduced utility costs- 14kWh Tesla Powerwall 2 battery- Walking distance to Yerrabi Pond- Located a short drive to Amaroo Village Shopping Centre and Gungahlin Town Centre for shops, restaurants, transport, schools, parks and other amenities- NBN connected with Fibre to the Premises (FTTP)- Age: Built in 2003- EER (Energy Efficiency Rating): 4.0 Stars Sizes (Approx.)- Internal Living: 163.31 sqm- Garage: 38.94 sqm- Pergola: 17.8 sqm- Total residence: 220.05 sqm- Block: 447 sqm

Prices:- Rates: \$699.00 per quarter- Land Tax (Investors only): \$1,517.05 per quarter, approx.- Conservative rental estimate (unfurnished): \$730-\$750 per week

Inside:- 4 Bedrooms (with built in robes) - Spacious living and dining area at the front of the residence- Large kitchen with ample storage and quality appliances- Separate/meals family area- Ensuite to master bedroom - Main bathroom equipped with Spa bath - Separate laundry room - Zoned, ducted reverse cycle heating and cooling- Hybrid vinyl flooring throughout- Electric hot water pump

Outside:- Sun deck from family/meals area- Established yet easycare rear yard- Convenient laundry room with direct external access

Construction Information:- Flooring: Concrete slab on ground- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Colorbond roof cladding- Window Glazing: Single glazed windows

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 an inspection outside of these times please email us at: jessdoolan@stonerealestate.com.au.

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