

5 Clara Close, Amaroo, ACT 2914



Sold House

Monday, 9 October 2023

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Bedrooms: 3

Bathrooms: 2

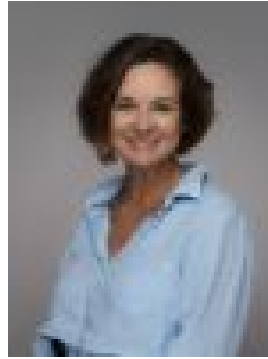
Parkings: 2

Area: 448 m2

Type: House



Fiona Murray
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Belinda Riding
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\$860,000

Discover a refined lifestyle in this wonderful 3-bedroom home at 5 Clara Close, Amaroo. Nestled in a tranquil cul-de-sac, this north-facing beautiful family home marries comfort & convenience with a single-level design. As the sun bathes the interior through large windows, you'll appreciate the warmth & elegance this home exudes. Your local shops are a quick 2 min walk or opt for a leisurely walk around Yerrabi Pond, only 400m away. At the heart of the home, you'll find a thoughtfully designed kitchen with modern appliances, ample storage & generous counter space, opening out to a spacious dining area, ideal for meals & family gatherings. In addition, there's a comfortable separate living room, filled with natural light for a touch of luxury, ideal for relaxation & quality time. The bedrooms, graced with built-in wardrobes, offer comfortable spaces. The main bedroom doubles as a serene parents' retreat, boasting a walk-in robe, reverse cycle air-conditioning, ceiling fan & an ensuite. A spacious double garage not only accommodates your vehicles but also caters to your storage needs, complemented by internal access for ease & security. The fully fenced backyard is a safe haven for both children & pets, with an outdoor patio extending your living space seamlessly, providing the perfect setting for summer BBQs. Surrounded by well established manicured gardens, this home stands out, offering both aesthetic appeal & functionality. Enjoy the convenience of nearby shops, local schools & Yerrabi Pond, making it an ideal choice for first-time buyers or those seeking to downsize. This exceptional family home at 5 Clara Close, Amaroo, has so much to offer your family. Come to an open home and see for yourself!

Features: North facing
Single level
Family friendly neighbourhood
Quiet peaceful cul-de-sac
Separate living room
Bosch dishwasher
New Pyrolytic oven
Electric stove top
Double sink
Main bedroom – Walk-in robe, ceiling fan, reverse cycle air conditioning
Ensuite
Built-in robes
Heated towel rails in bathrooms
Tastic Heat Lamps
Bidet
Reverse cycle heating & cooling
Wall mounted heater in living room
Electric hot water
LED downlights
Block out blinds & curtains
Honeycomb blinds – (sheer & privacy modes)
Security doors
Internal access from garage
Remote controlled electric garage doors
Spacious laundry with external access
Paved outdoor entertaining area
Fishpond including water feature
Garden shed
Pet friendly
Fully enclosed back garden
Aluminum lockable side gates
NBN Fibre to the premises (FTTP)
Manicured gardens featuring fruit trees – peach, apricot, pomegranate, blackberry, raspberry, navel orange, Japanese Maples & Dutch Medlar
Irrigation water system
Close to public transport
200m to Platypus Shopping Centre
Minutes to Gungahlin Town Centre & Light Rail

Essentials: Approximations
Beds: 3
Bath: 2
Car: 2
Built: 1994
Block: 448m²
Living: 128m²
Garage: 38m²
AUV: \$502,000
Rates: \$2,560 per annum
Land tax: \$3,998 per annum (Investors only)
Rental estimate: \$700 - \$720 per week
EER: 5.5