

# 5 Conjola Close, Amaroo, ACT 2914

STONE

## Sold House

Thursday, 11 January 2024

5 Conjola Close, Amaroo, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 726 m<sup>2</sup>

Type: House



Kris Hellier

0413799700

## Contact agent

A WORD FROM OUR SELLER; "We have cherished living in our Amaroo home since 2013 and have countless happy memories. We have loved spending time in the front living area with its high ceilings, as well as enjoying a BBQ with family and friends on the huge back deck. Two living areas and a large kitchen provided ample room for our growing family. The home is surrounded by beautiful established gardens which we have nurtured, growing vegetables, natives and flowering year-round. Conjola Close itself is a picturesque tree-lined street, with wonderful neighbours and a very short walk to great schools, the corner store, Yerrabi pond, and Canberra's best Indian restaurant." Living: 149sqm Garage: 38.43sqm Deck: 54.2sqm (approx.) Total: 241.63sqm (approx.) Block: 726sqm - Beautifully kept, single level home - Three separate living areas perfect for families - Large kitchen with plenty of bench and cupboard space, double sink, induction cooktop, pyrolytic oven and dishwasher - Three generous bedrooms, all with built in robes - Main bedroom complete with large walk-in-robe, and an ensuite with a spa bath - Inslab zones heating throughout - Ducted reverse cycle heating and cooling throughout - Main bathroom with full sized bathtub, shower and separate toilet - Separate laundry with external access - Large, grassy backyard with established garden beds and secure fencing, perfect for pets and children - Fully irrigated zoned water system for gardens and lawns - Large deck with two pergolas, amazing for entertaining - Double garage with remote controlled roller doors, internal and external access - Two additional car spaces on side of the house - Located in a family friendly street, with amazing neighbours, and just a short walk from the Amaroo shops, Yerrabi pond, Good Shepherd Primary School, Amaroo School and public transport options Rates: \$3,490.51 per annum (approx.) Land tax: \$6,086.86 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.