

**5 Cooloola Street, Amaroo, ACT 2914**



**Sold House**

Friday, 3 November 2023

5 Cooloola Street, Amaroo, ACT 2914

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 603 m2**

**Type: House**



Jeff Shortland  
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**\$1,027,000**

An exceptional four-bedroom family home that offers approximately 260sq/m under roof on a flat 600sq/m block. Situated in a peaceful leafy street, this single level brick veneer home includes formal living, separate dining room, open plan family room/meals area and an amazing sunroom. You will adore the renovated kitchen with stone bench tops, induction cook top, electric oven, dishwasher, and plenty of cupboard space. The main bedroom includes and ensuite and walk-in robe, bedrooms two, three and four each have built ins. Not only is there a spacious double garage, there's side access to the yard and enough off street parking for at least four cars! A superb location: 600 m Amaroo School & shopping centre 1.7 km Gungahlin CBD, light rail & college 9.7 km Calvary Hospital & University of Canberra 9.2 km ANU Please take the time to inspect; you won't be disappointed! At a glance... Exceptional family home Brick veneer home Vinyl plank floors Four bedrooms Formal living & dining rooms Separate family room & meals area Sunroom (32.5sq/m) Contemporary kitchen Electric induction cook top Electric oven Dish washer DGAS heating Evaporative coolingContinuous gas hot water192 sq/m of living 32.5 sq/m sunroom 40 sq/m garage 603 sq/m block with side access NBN (fttp)Aspect: West facing Rates \$3,100 pa Land Tax \$5,200 pa UV \$597,000 EER 4.5