

# 5 Lett Place, Amaroo, ACT 2914

## House For Sale

Thursday, 30 May 2024

5 Lett Place, Amaroo, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 455 m2

Type: House



Chayan Khurana  
0449592619



Varun Dhand

## Auction - 22/06/2024

Auction Price Guide: \$879,000 + Discover your lifestyle of charm, comfort and functionality with this single-level three-bedroom home in the heart of the well-established suburb of Amaroo. Step inside this exquisite property to find luxury amenities complemented by newly installed hybrid floorboards and downlights throughout. The master bedroom features a walk-in robe and ensuite, while the other bedrooms come with built-in robes. The main bathroom boasts a full-sized tub and shower. The welcoming front formal lounge and well-appointed dining room are perfect for entertaining. The generously sized kitchen and cosy family room, which opens to the backyard through a sliding door, complete the interior. Mornings can be enjoyed with coffee in hand and walks to local parks, thanks to the refreshed interiors. The home is beautifully connected to its surroundings by well-established gardens, adding an element of tranquillity. The outdoor space is ideal for entertaining and maintaining an easy-care lifestyle.

**Key features:-**

- Bedrooms:** Three bedrooms, including a master with a walk-in robe and ensuite, bedrooms two and three have full-length windows and built-in robes-
- Bathrooms:** Two bathrooms, with the main bathroom offering a full-sized tub and shower-
- Living areas:** A split-level design with a front formal lounge and well-appointed dining room, cosy family room with sliding door access to the backyard and a separate courtyard space off the dining room-
- Kitchen:** Generously sized with a Bellini electric oven and cooktop-
- Interior:** Brand new hybrid floorboards and downlights are installed throughout the house-
- Comfort and climate control:** Reverse cycle heating split system A/C
- Garage:** Double car lock-up garage with drive-through access to the rear garden and an undercover entry from the garage to the front door-
- Energy efficiency:** Solar panels and solar hot water system-
- Connectivity:** NBN installed-
- Outdoor features:** Vegetable garden, extensively paved rear yard and easy-care gardens front and back

**Proximity to amenities:-** 5-minute walk to the bus stop- 2-minute walk to the park and Yerrabi Pond- 1 km to Bunnings Gungahlin- Less than 1 km to Amaroo Trig Point Herb and Community Garden

**Property specifications:-** Total living area: Approximately 139.5sqm- Garage area: Approximately 41sqm- Block size: Approximately 455sqm- Year built: 1996- Energy efficiency rating (EER): 5.0- Rental range: \$640 - \$660 per week (approx.)- Rates: \$2,764 per annum (approx.)- Land tax: \$4,473 per annum (approx., only when rented)- Unimproved value (UV): \$502,000 (2023)

Amaroo is a popular choice for families, offering everything you need. It is home to Good Shepherd Catholic Primary School and Amaroo School, along with two day-cares, Busy Bees at Amaroo and The Imagination Play Station Child Development Centre. Nature reserves are perfect for walking dogs or biking with kids. Amaroo Shopping Village provides a petrol station, Coles, Aldi, Wok it Up, Guru Coffee, two gyms, a chemist, a vet, a hairdresser and the popular Stone House pub.

**Disclaimer:** All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.