

**54 Katherine Avenue, Amaroo, ACT 2914**

STONE

**House For Sale**

Wednesday, 10 January 2024

54 Katherine Avenue, Amaroo, ACT 2914

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 660 m2**

**Type: House**



Jess Doolan  
0262538220



Alex Ford  
0262538220

## Auction 03/02/2024 at 11:15am

Property to be auctioned onsite 03/02/2024 at 11:15am with offers welcome prior. Parcelled in a highly convenient pocket of Amaroo sits this character-filled 288 sqm open-plan family home. With natural light in all living areas, as well as grand high ceilings, skylights, angles and colours that provide a necessary sheen that will make you fall in love. Extending outside with two separate and private outdoor entertaining areas, this residence is perfect for the whole family to enjoy. Rarely will you find a home that ticks every box on your checklist and is also in the perfect location. 54 Katherine Avenue is an immaculate home that is close to bus stops, schools, Amaroo shopping village, the Gungahlin Town Centre and is within walking distance to Yerrabi Pond as well as being close to Burgmann Anglican School and Forde shops also.

**Features Overview:-** Level 660 sqm block- Single level floorplan- Oversized 3 car garage with internal access & side access plus additional storage- New carpets throughout- Large private home in a sought-after area of Amaroo- Conveniently located between Amaroo Village and Yerrabi Pond- High ceilings throughout - NBN connected with Fibre to the Premises (FTTP)- Age: 20 years (Built in 2003)- EER (Energy Efficiency Rating): 5.0 Stars

**Sizes (Approx.)- Internal Living: 223.64 sqm- Front veranda: 3.12 sqm- Garage: 61.87 sqm- Total residence: 288.63 sqm- Block: 660 sqm**

**Prices:- Rates: \$773.25 per quarter- Land Tax (Investors only): \$1,307.50 per quarter- Conservative rental estimate (unfurnished): \$780-\$800 per week**

**Inside:-** Grand hallway upon entering the home sets the tone for the rest of the home- Large front living area with high ceilings, perfect for all family entertaining- Front living areas with beautiful characteristics including stunning bay windows- Open-plan kitchen with ample storage throughout, step-in pantry, double fridges and Smeg appliances- Dining space seamlessly flows to outdoor undercover pergola area- Full-sized laundry with outdoor access - Two full-sized linen cupboards in the hallway- Privacy for parents in a separate large master bedroom with quality ensuite, walk-through robe, inbuilt TV cabinet and access to a private side patio.- Three additional bedrooms, all with built-in robes and ample natural light- Fully appointed bathroom with separate spa bath and shower, separate w/c- Powder room great for a functional family dynamic

**Outside:-** Oversized three-car garage with custom built-in storage with internal access to home and rear yard- North-facing pergola from dining room with plenty of natural light- Perfect home for entertaining with a level private yard and outdoor spa- Easy-care gardens with enhanced privacy from established hedges- Wide side access suitable for a boat or trailer with additional off-street parking- Lush grass space perfect for kids and pets

**Construction Information:-** Flooring: Concrete slab- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Metal roof cladding- Fascia: Metal fascia- Gutters: Metal gutters- Fences: Timber fencing and colorbond fencing- Window Frames: Predominantly aluminium window frames- 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 Yerrabi 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 a review outside of these times please email us at: [jessdoolan@stonerealestate.com.au](mailto:jessdoolan@stonerealestate.com.au).

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