

# 6/6 Proserpine Circuit, Amaroo, ACT 2914

## Sold Townhouse

Friday, 25 August 2023

**Canberry.**

*Live Where You Love*

6/6 Proserpine Circuit, Amaroo, ACT 2914

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 225 m2**

**Type: Townhouse**



Shan Gao  
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Curtis Dong  
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## Contact agent

What you'll love...Neat and tidy and low maintenance, 6/6 Proserpine Circuit, Amaroo is a great opportunity for first home buyers or investors alike. Centrally located near Amaroo village and Amaroo School, with bus stops & parks close by and the bustling Gungahlin town centre and Casey Market Town only a short trip away, this home is excellently positioned for maximum convenience. Step inside and fall in love with this recently refreshed four-bedroom townhouse in the quiet Rosedale Gardens. Inside has been freshly painted throughout, along with new carpets and light fittings so you will just move in and unpack. The ground floor designed with two separate living areas with easy flow through to the backyard for summer entertaining. The space flows nicely between the kitchen, dining and living spaces. With loads of light thanks to the northerly aspect, the living area is a great space to welcome guests for entertaining, sprawl out with the kids, or unwind after a busy day at work. The ground floor is serviced by a convenient powder room off the laundry and there's plenty of storage thanks to clever under-stairs cupboards and internal access to the double garage. Upstairs are the four spacious bedrooms. All three of the bedrooms benefit from built-in wardrobes, and the main bedroom has a great sized ensuite and access to balcony, you can sit and soak up the views towards Gungahlin. The main bathroom separates the bedrooms and is a great size, even boasting room for a bathtub. Outside has a couple of great surprises in store. A great sized low maintenance yard with covered pergola sits to the back of the home. An extra bonus is the courtyard area accessed off the other side of the property, it provides a great spot for entertaining and relaxing. 6/6 Proserpine Circuit, Amaroo is an excellent opportunity for first home buyers or investors. With its central location, practical floorplan and easy care gardens, designed for those who don't have hours to spend maintaining a garden. Enquire today to inspect and make this a home that you'll live where you love. At a glance...- Freshly painted throughout - New carpets - Neat and tidy on a level and low maintenance block- The ground floor with two separate living areas- The space flows nicely between the kitchen, dining and living spaces- With loads of light thanks to the northerly aspect- The ground floor is serviced by a convenient powder room off the laundry- Upstairs are the four spacious bedrooms and all bedrooms benefit from built-in wardrobes- The main bedroom has a great sized ensuite and access to balcony- The main bathroom separates the bedrooms and is a great size, even boasting room for a bathtub- Study nook- A great sized low maintenance yard sits to the back of the home- An extra bonus is the courtyard area accessed off the other side of the property- Plenty of storage thanks to clever under-stairs cupboards and internal access to the double garageLove the location...- Within 1 minutes' walk to the Amaroo Heights Playground- Within 2 minutes' walk to the Bus Stop- Within 7 minutes' walk to the Amaroo Shops- Within 8 minutes' walk to the Amaroo School- Within 5 minutes' drive to the Gungahlin Town Centre- Within 7 minutes' drive to the Casey Market Town- Within 19 minutes' drive to the Canberra CBDProperty details...Ground Floor : 83.94sqm (approx.)Upper Floor : 70.87sqm (approx.)Balcony : 5.74sqm (approx.)Verandah : 8.8 sqm (approx.)Garage : 36.47sqm (approx.)Pergola : 19.32sqm (approx.)Total Build : 225.14sqm (approx.)Built : 2001EER : 3.0Rates : \$663pq (approx.)Land Tax : \$714pq (approx. only if rented)Body Corporate : \$907pq (approx. both administration and sinking fund included)Disclaimer: The material and information contained within this marketing is for general information purposes only. Canberry Properties 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.