

# 6 Saxby Close, Amaroo, ACT 2914

STONE

## House For Sale

Thursday, 11 January 2024

6 Saxby Close, Amaroo, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 240 m2

Type: House



Sam Dyne  
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**\$625,000+**

Property to be auctioned onsite on 03/02/2024 at 9:45am with offers welcome prior. Settle into a comfortable, peaceful and family-friendly lifestyle with this two storey 3-bedroom residence in the heart of Amaroo. Featuring an easy, logical floorplan and a large deck and courtyard, this is the perfect place for families and groups to call home. Families will love the playground just metres through the back gate and the privacy of having no back neighbours. With an inviting living room at entry separated from the dining area and kitchen, there is a space for everyone for every occasion. The spacious shared rooms ensure there is a place for everything and for plenty of interior design opportunity, and the kitchen has ample storage space for a cooking experience. Along with the large deck space, courtyard and master bedroom balcony, 6 Saxby Close provides plenty of indoor and outdoor space, perfect for the everyday routine and for entertaining. The playground and grass areas behind the residence's ensures an abundance of nearby outside activities for a well-rounded lifestyle. A balanced floorplan separates the quiet bedrooms upstairs for the relaxing, tranquil lifestyle that the vibrant district of Gungahlin has to offer. \*Please note the balcony off the master bedroom requires replacement and is currently deemed unsafe. Features Overview:- North facing- Two storey floorplan- Located a near parks, playgrounds and Yerrabi pond; a 5 minute drive into Gungahlin Town Centre for an abundance of shops, cafes, restaurants, transport options, schools and other amenities- NBN connected with Fibre to the Premises (FTTP)- Age: 26 years (built in 1996)- EER (Energy Efficiency Rating): 4.5 Stars Sizes (Approx.)- Internal Living: 115.76 sqm (Ground floor: 53.98 sqm + First floor: 61.78 sqm)- Garage: 20.23 sqm- Total residence: 135.99 sqm- Block: 240 sqm Prices:- Rates: \$538.75 per quarter- Land Tax (Investors only): \$760.75 per quarter- Conservative rental estimate (unfurnished): \$560-\$580 per week Inside:- Living room at entry- G-shaped kitchen overlooking dining area and outside deck- Ensuite to master bedroom- Separate bathroom and water closet- Ducted gas heating Outside:- Large deck outside kitchen and dining area- Open courtyard space by the deck- Rear gate with direct access to parkland and playground. No back neighbours. Construction Information:- Flooring: Concrete slab on ground- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-1.5- Roof Insulation: Thermal Insulation value approximately R-3.0 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 Ginninderra Creek & 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: [samdyne@stonerealestate.com.au](mailto:samdyne@stonerealestate.com.au). Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims 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.