

7 Auburn Street, Amaroo, ACT 2914

MARQ

Sold House

Thursday, 12 October 2023

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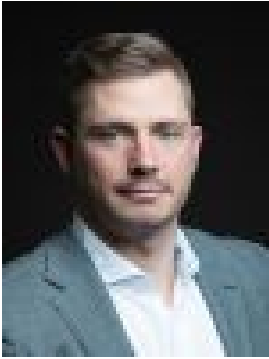
Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 442 m2

Type: House



Jason Anasson
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\$903,000

Buyers guide: \$800,000 - \$900,000 Welcome to your spacious Amaroo haven! This three-bedroom, two-bathroom residence offers ample room for families. Recently renovated bathrooms, an outdoor pergola and entertainment space and an easy-care backyard make for relaxed living. The flowing floor plan is perfect for gatherings, and the excellent location is a bonus. With extra parking for a trailer, car or boat, an updated laundry room, and a master bedroom featuring walk-in robes and new joinery, it's a fresh and functional delight, plus the freshly painted interior and LED lighting throughout add a modern touch, while the oversized garage and rear roller door provide convenience. Located in proximity to Amaroo amenities including ideal school catchments, and the relaxing walking trails of Yerrabi pond this home is the perfect beginning, downsize or addition to your investment portfolio - Immaculately presented three-bedroom residence - Contemporary kitchen with quality appliances, gas cooktop, electric oven and dishwasher - Master bedroom with ensuite, walk-in robe and new joinery - Well-sized bedrooms two and three with built-in robes - Recently renovated ensuite and main bathroom with contemporary finishes - Updated laundry room, freshly painted interior throughout - Reverse cycle heating and cooling system, LED lighting throughout - Fully landscaped and low maintenance front and rear yards, outdoor pergola to backyard - Extra-large double lock-up garage with remote access, rear roller door access - New joinery, storage, and bench with sink and fridge space in the garage - Favourable northerly aspect - NBN Fibre to the Premises - Energy Efficiency Rating 4.0 - Rental return \$650 - \$680 - 118.5 sqm living, 53 sqm garage, 442 sqm parcel of land - Close proximity to Gungahlin Town Centre, Yerrabi Pond and Yerrabi Pond District Park, ideal school catchments, and local facilities including the Gungahlin Lakes Golf and Community Club. General Rates: \$2,912.00 Land Tax (If rented): \$4,825.00 Unimproved Land Value: \$521,000 (2023)