

70 Magenta Square, Amaroo, ACT 2914



Sold House

Friday, 15 September 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 458 m2

Type: House



Obi Shadmaan
0423980763

\$770,000

Introducing a spacious and beautifully presented single level family home. Nestled on a large 458m² block, this home is perfect for those who love the garden, entertaining or enjoying their own space. Upon entry, you'll be greeted by a light-filled and open living area, complete with comfortable furnishings and plenty of room to relax. The renovated kitchen boasts ample bench and storage space, making it the ideal place to whip up a feast for family and friends, while watching the kids play in the backyard. All three bedrooms are generously sized and feature built-in wardrobes to two of the rooms, ensuring you'll have plenty of room for all your belongings. The bathroom is both functional and practical, featuring a bath and shower plus separate toilet. Outdoors, you'll love the expansive backyard and beautifully landscaped gardens, which offer plenty of space for children to play or for you to simply sit back and relax. And with a double carport, you'll have all the parking space you need for vehicles, equipment, and more. Located in the highly sought-after suburb of Amaroo, this property is just minutes from local shops, schools, and public transport. Don't miss out on the opportunity to make this wonderful home yours!

The Perks:

- 3 bed, 1 bath, double carport design
- Large block, private with beautifully landscaped gardens
- Entertainment area with pergola
- U shaped lounge, dining room and living area
- Meals area off kitchen
- Renovated kitchen with gas cooktop, electric oven, dishwasher and ample storage
- Freshly painted throughout
- Split system heating and cooling in living, plus ducted gas heating
- Bathroom with shower, bath and vanity, plus separate toilet
- Separate laundry
- Double carport plus additional guest parking on street side
- Moments to Gungahlin marketplace, great schools and public transport

The Numbers:

- Internal living: 113m²
- Block: 458m²
- Land value: \$521,000
- Rates: \$2,749
- Land tax: \$4,437
- EER: 3 stars
- Build: 1994