

**82 Burdekin Avenue, Amaroo, ACT 2914**



**Sold House**

Tuesday, 15 August 2023

82 Burdekin Avenue, Amaroo, ACT 2914

**Bedrooms: 4**

**Bathrooms: 2**

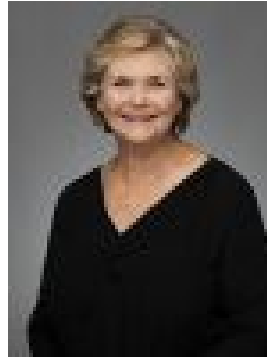
**Parkings: 2**

**Area: 588 m2**

**Type: House**



Thom Eriksson-Lake  
0262419444



Geraldine Rutherford  
0412060792

**\$980,000**

Sited in a blue ribbon suburb within easy walking distance to renowned schooling, parklands and a thriving local shopping centre, this partially refurbished four-bedroom ensuite home will be eagerly sought by family-focused buyers seeking style and sophistication. Close to all the things that matter, the property also offers scope for those wanting to add their own touch! The single-level floorplan with neutral interiors throughout provides functionality for growing families and multiple light-filled living areas. A well-equipped kitchen offers abundant storage and meal preparation space and acts as the hub of the home, ideal for family interaction after a busy day. The ensuite has been updated and the bathroom has a separate toilet and hand wash area creating a stress-free morning routine in the chaos prior to school starting. All bedrooms are spacious with the main incorporating a walk-in robe, whilst the others include built-in robes. When hosting gatherings with loved ones, an alfresco area with downlights and ceiling fan creates an idyllic platform for year-round celebrations in all seasons! The manicured grounds are attractive and low maintenance, giving you more time to spend doing what you love. Just when this perfect family recipe couldn't get any better, a large studio/workshop is a rare and added bonus! There is nothing left to do except simply move in and start creating long-lasting memories. - Offered for sale for only the second time since new- Studio/workshop with main power (240 single phase), electrically certified and epoxy resin-coated floor- Rental estimate \$780 - \$830 per week approx.- 157m<sup>2</sup> approx. living- 35m<sup>2</sup> approx. garage- 8m<sup>2</sup> approx. verandah - 200m<sup>2</sup> approx. total- NBN connected- Ducted Brivis gas heating- Ducted Brivis evaporative cooling- Built 2000- New concrete driveway, 2022 (strengthened & above standard)- New front garden with automatic sprinklers and solar-lit pathway- Front and back yard originally turfed (Canturf, Canberra Blend)- Brand new Stratco fence - Installed 2000L rainwater tank, with pump- Garden shed with solar lighting- New garage roller motor installed May 2023- Expansive pergola, with Bluetooth-enabled lighting (two separate lighting systems) and fan (touch switches for both inside near door)- Freshly painted throughout- Plantation shutters- New oven- New dishwasher- Excavated backyard - paved entertaining area- New Stratco fence rear yard- An abundance of fruit trees- Pond with water feature

Cost breakdown Rates: \$989.16 p.q Land Tax (only if rented): \$1,670.78 p.q This information has been obtained from reliable sources however, we cannot guarantee its complete accuracy so we recommend that you also conduct your own enquiries to verify the details contained herein.