

12 Clarendon Street, Amaroo, ACT, 2914

House For Sale

Wednesday, 11 September 2024

 BASTION
PROPERTY GROUP

12 Clarendon Street, Amaroo, ACT, 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Antony Damiano

Yerrabi Pond At Your Fingertips!

Peacefully positioned on a tree lined whisper-quiet street and flooded with light, this exceptional 4 bedroom family home brilliantly blends the popular modern appeal of spacious open-plan living and dining with relaxed formal and outdoor areas.

Showcasing functionality throughout, all bedrooms come complete with the convenience of built-in robes, while the large main bedroom boasts a walk-in robe and a functional ensuite.

Free-flowing and cleverly configured with entertaining in mind, step outside to a concrete patio, all ready for the addition of a BBQ and a dining and lounge setting. Perfect for outdoor entertaining year round. The statement piece of the home is certainly the backyard, photos do not do this space justice and it definitely needs to be seen in person to be fully appreciated!

Superbly located in a prized, tightly held neighbourhood moments from Yerrabi Pond, Amaroo School, transport and shopping options, this home along with the lifestyle it has to offer will be sure to impress.

Features:

- 478m² Block
- 135m² Internal Living + 38m² Garage
- Ducted Gas Heating
- Evaporative cooling
- Light flooded
- Formal Lounge/Dining Area
- Covered Outdoor Entertaining Area
- Large Open Plan Kitchen/Dining Living
- Double Lock Up Garage with internal access

Rates \$2,698 p.a approx

Land Tax (If Rented): \$4,321 p.a approx

EER: 5

Built 2001

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