

15 Sandover Circuit, Amaroo, ACT, 2914

STONE

House For Sale

Thursday, 22 August 2024

15 Sandover Circuit, Amaroo, ACT, 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

●THE DOOR IS OPEN, WELCOME HOME●

A WORD FROM OUR SELLERS;

"This was our first family home, and to be entirely honest, after making so many memories, we aren't sure what we'll miss most. There have been many memorable moments full of fun, laughter and good times sitting on the deck and around the fire pit sharing drinks and food. Whether it be watching footy, celebrating birthdays and Christmas or just having great conversations with the family or large numbers of friends while the kids (and at times adults) have kicked a footy or played cricket on the grass and jumped on the trampoline, there was never a dull moment.

We will miss being in close walking distance to Yerrabi Pond, where we enjoyed many walks with the dog and family seeing baby swans and lots of ducks along the way. The convenience of being able to easily walk to various parks, either around the pond or at the Ngunnawal Platypus shops has been amazing as has the closeness to shops, cafes and the Gungahlin town centre. It has also been great that the kids have been able to ride to the amazing school they attend. We hope the next owners enjoy the house and area as much as we have, we are sure they will."

Living: 129.49sqm

Garage: 36sqm

Deck: 30sqm (approx.)

Total: 195.49sqm

Block: 605sqm

- ☑ Beautifully kept, single level home
- ☑ Two separate living areas perfect for families
- ☑ Large kitchen with plenty of bench and cupboard space, double sink, electric cooktop, electric oven and dishwasher
- ☑ Three generous bedrooms, all with built in robes
- ☑ Main bedroom complete with an ensuite
- ☑ Newly Replaced Ducted reverse cycle heating and cooling system with WIFI control ability
- ☑ Ducted in-floor gas heating
- ☑ Main bathroom with full sized bathtub, shower and separate toilet
- ☑ Separate laundry with external access
- ☑ Large, grassy backyard with established garden beds and secure fencing, perfect for pets and children
- ☑ Large, covered deck with a bar, amazing for entertaining
- ☑ Double garage with remote controlled roller doors and internal access
- ☑ Extra storage under the home and deck
- ☑ Located in a family friendly street, with amazing neighbours, and with easy access to the Amaroo shops, Yerrabi pond, Good Shepherd Primary School, Amaroo School and public transport options

Rates: \$3,538.74 per annum (approx.)

Land tax: \$6,764.26 per annum (approx.)

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