

# 35 Proserpine Circuit, Amaroo, ACT 2914

## House For Sale

Thursday, 7 December 2023

STONE

35 Proserpine Circuit, Amaroo, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 563 m2

Type: House



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**\$1,150,000**

Enjoy a spacious and functional lifestyle with this semi-modern 3-bedroom abode in Northern Canberra. To the left of entry, this home features an open dining-living area and a large deck spanning the house width; on the right are the quieter rooms: bedrooms, bathrooms and a study. This logical floorplan makes the day-to-day routine easier for families and groups, while giving generous space for entertainment and leisure time. A wrap-around kitchen looking onto the deck gives you a scenic view of the rooftops and distant mountains of Amaroo, and the many North-facing windows throughout ensure plenty of sunlight throughout the day. Focus on what really matters while enjoying the bright atmosphere this home has to offer.

**Features Overview:-** North-east facing- Single level floorplan- Located near Amaroo School, parks and well-known Gungahlin ponds like Yerrabi Pond; also a 5-minute drive to Gungahlin Town Centre, offering an abundance of shops, restaurants, cafes, transport, schools and other amenities- NBN connected with Fibre to the Premises (FTTP)- Age: 21 years (built in 2002)- EER (Energy Efficiency Rating): 6.0 Stars Sizes (Approx.)- Internal Living: 154 sqm- Deck: 40 sqm- Garage: 39 sqm- Total residence: 233 sqm- Block: 563 sqm

**Prices:-** Rates: \$716.50 per quarter- Land Tax (Investors only): \$1,178.25 per quarter- Conservative rental estimate (unfurnished): \$630-\$650 per week

**Inside:-** Spacious shared dining-living area- Wrap-around kitchen overlooking deck- Sun drenched living spaces- Master bedroom equipped with walk-in-robe, ensuite and direct access to deck.- Second bedroom has its own private deck.

**Outside:-** Large deck space with views across Gungahlin.- Spacious grassed area.- Immaculately landscaped gardens across the entire block.- Side access, perfect for storing a garage, trailer or boat.

**Construction Information:-** Flooring: Concrete slab on ground- Roof Framing: Pre-fabricated radiata trusses- Roof Cladding: Metal sheet roofing- Fascia: Metal fascia- Gutters: Metal gutter quad down pipe- Fences: Timber paling- Window Frames: Aluminium- Window Glazing: Single glazed- Wall Insulation: R2.0 Fibre glass batts- Roof Insulation: R4.0 Fibreglass batts & 1 x sarking layer

Amaroo is popular with families as it has everything you could ever need. Two schools next to each other, Good Shepherd Catholic Primary School and Amaroo School, two daycares, Busy Bees at Amaroo and The Imagination Play Station Child Development Centre, nature reserves are at your fingertips, the Ginninderra Creek & pond is a popular spot to walk the dogs or ride the bikes with the kids. Amaroo shopping village provides a petrol station, Coles, Aldi, Wok it Up, Guru Coffee, 2 gyms, chemist, vet, hairdresser, and the popular Stone House pub.

**Inspections:** We are opening the home most Saturdays with mid-week inspections. If you would like a review outside of these times please email us at: [samdyne@stonerealestate.com.au](mailto:samdyne@stonerealestate.com.au).

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