

47 Proserpine Circuit, Amaroo, ACT 2914

House For Sale

Wednesday, 19 June 2024

STONE

47 Proserpine Circuit, Amaroo, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 507 m²

Type: House



Jess Smith
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Shaye Davies
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Auction 13/07/2024 at 1:30pm

Property to be auctioned on-site on 13/07/2024 at 1:30pm with offers welcome prior. Step into modern comfort with this impeccably presented home. Inside, discover a master bedroom complete with a walk-in robe and ensuite, alongside bedrooms all featuring built-in robes for ample storage. The bathroom offers a full-sized tub and a separate toilet, catering to both convenience and privacy. Enjoy a formal lounge for relaxation and entertaining, while the dining room connects seamlessly to the kitchen through a sliding door, enhancing ease of movement. The well-lit family room provides a spacious retreat within the home, filled with an abundance of natural light that creates a warm and inviting atmosphere. The kitchen is equipped for culinary pursuits, complemented by a laundry with external access for practicality. A double car garage with internal access ensures secure parking, while evaporative cooling and ducted heating offer year-round climate control. Situated in a higher position than neighbouring homes, residents can enjoy sweeping views of the sunrise over a morning coffee or breakfast. Outside, the expansive backyard awaits, perfect for outdoor activities and relaxation, completing this ideal family haven.

Features Overview:- Single level floorplan- NBN connected with FTTP- Age: 23 years (built in 2001)- New internal and external paint - New carpet throughout - Freshly painted bench - 8 panel solar - Opposite to reserve (Amaroo Height playground)- Abundance of natural light- Sweeping views of the sunrise- Walking distance to schools, shops, Yerrabi Pond - EER (Energy Efficiency Rating): 4.5 Stars Sizes (Approx)- Internal Living:169.56 sqm- Deck: 9.19 sqm- Porch: 5.1 sqm- Pergola: 23.4 sqm- Garage: 40.17 sqm- Total Residence: 214.83 sqm- Block Size: 507 sqm Prices- Rates: \$692 per quarter- Land Tax (Investors only): \$1612.25 per quarter- Conservative rental estimate (unfurnished): \$730 - \$750 per week

Inside:- Master bedroom with walk-in robe and ensuite - Bedrooms all equipped with built-in robes- Bathroom features a full-sized tub and separate toilet- Formal lounge for relaxation and entertaining- Dining room with sliding door providing access to the kitchen- Well-lit family room - Functional kitchen designed for ease and efficiency- Laundry with external access- Double car garage with internal access- Evaporative cooling and ducted heating

Outside:- Expansive backyard

Construction Information:- Flooring: Concrete slab on ground- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Window Glazing: Single glazed windows

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, 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 centre provides a petrol station, Coles, Wok it Up, Aldi, Guru Coffee, 2 gyms, chemist, vet, hairdresser, and the popular gastropub Cornerstone.

Inspections:We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us on: jesssmith@stonerealestate.com.au

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