

5 Alice Street, Amaroo, ACT, 2914

CARTER + CO

House For Sale

Thursday, 18 July 2024

5 Alice Street, Amaroo, ACT, 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

Charming Suburban Living: Explore 5 Alice Street, Amaroo

Nestled in the serene neighbourhood of Amaroo, 5 Alice Street beckons with its blend of comfort, convenience, and character. This charming home offers a glimpse into a lifestyle that balances modern amenities with a touch of homely warmth.

Step inside, and you're greeted by a formal lounge, an inviting space for relaxation or entertaining guests. Throughout the home, the comfort extends with gas heating ensuring warmth during cooler months, while a newly installed reverse cycle air conditioning system in the family area offers respite from the summer heat.

The heart of the home, the kitchen, retains its charm with Kleenmaid gas stove and electric oven, catering to culinary enthusiasts and everyday cooks alike. Adjacent to the kitchen, a spacious family room awaits, complete with a ceiling fan and offering ample space for family gatherings or casual evenings in.

One of the standout features of 5 Alice Street is its expansive covered deck with a gabled roof, seamlessly blending indoor and outdoor living. This area serves as a perfect spot for alfresco dining, relaxation, or simply enjoying the view of the large grassed area and well-tended vegetable gardens beyond.

The master bedroom, spacious and serene, offers a walk-in robe and an ensuite, providing a private sanctuary within the bustling household.

Bedrooms 2 and 3 both feature built-in robes and ceiling fans, providing comfort and storage solutions. The bathroom boasts a full bath and a new vanity, complemented by a separate toilet and a convenient laundry area with ample storage.

Beyond its charming interiors and inviting outdoor spaces, 5 Alice Street benefits from its proximity to local schools and shops, ensuring that daily necessities are just a short distance away. This convenience enhances the appeal of the property, making it an ideal choice for families or individuals looking to enjoy suburban living without sacrificing accessibility.

In summary, 5 Alice Street, Amaroo, epitomizes the perfect blend of functionality, comfort, and suburban charm. Whether you're drawn to its spacious interiors, inviting outdoor areas, or its convenient location, this home offers a welcoming sanctuary for anyone looking to embrace a relaxed and enjoyable lifestyle.

If you're in search of a place to call home in Amaroo, look no further than 5 Alice Street—a property that promises not just a residence, but a lifestyle.

At a glance...

- ? Charming three bedroom family home
- ? Freshly painted
- ? New carpet
- ? Formal lounge, separate family and combined dining areas
- ? Large master bedroom with walk-in robe and ensuite
- ? Bedroom 2 and Bedroom 3 with built-in robes.
- ? Spacious family room with new reverse cycle air conditioner
- ? Family kitchen with Kleenmaid gas stove and electric oven
- ? Dishlex dishwasher
- ? Laundry with storage space
- ? Gas heating throughout
- ? Huge covered deck with gabled roof
- ? Large grassed backyard and vegetable gardens
- ? Double lock-up garage with new door and motor

- Close proximity to shops

LOT: 10

SECTION: 65

UV: \$534,000

Block Size: 445m² (approx.)

Internal Living: 159m² (approx.)

Alfresco: 28sqm (approx.)

Garage: 38 sqm (approx.)

Year built: 2001

Rates: \$758 per quarter (approx.)

Heating and cooling: Ducted gas & Reverse split system

Wall & Ceiling insulation : R-1.5 & R-3.5

EER: 4.5

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