

10/2 Yule Street, Amaroo, ACT 2914

STONE

Townhouse For Sale

Wednesday, 19 June 2024

10/2 Yule Street, Amaroo, ACT 2914

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 134 m2

Type: Townhouse



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\$629,000+

Discover comfort and functionality in this well-appointed home. Inside, bedrooms feature built-in robes for ample storage, complemented by a bathroom with a full-sized tub and separate toilet. Enjoy the front formal living area for relaxation or entertaining, along with an open plan family and dining area that seamlessly connects to the backyard through sliding doors. The kitchen is well-equipped to meet culinary needs, while a convenient laundry and double car garage provide added convenience. Stay comfortable year-round with reverse cycle heating and cooling. Outside, the expansive backyard offers ample space for outdoor activities and relaxation, making it perfect for family gatherings and enjoying the outdoors. Features Overview:- Single level floorplan- NBN connected with FTTP- Age: 21 years (built in 2003)- 6.3kw Solar System- New Oven - New Dishwasher- New hot water system - Fresh paint throughout - Units plan number: 2288- EER (Energy Efficiency Rating): 6 Stars Development Information:- Name of development: Yule Villas- Number of buildings in development: 24- Strata management: Civium Sizes (Approx)- Internal Living: 92.57 sqm- Porch: 3.83 sqm- Garage: 37.76 sqm- Total Residence: 134.16 sqm Prices- Strata Levies: \$510.47 per quarter- Water Bill: 186.73 per quarter- Rates: \$587.9 per quarter- Land Tax (Investors only): \$767.12 per quarter- Conservative rental estimate (unfurnished): \$500 - \$530 per week Inside:- Bedrooms featuring built-in robes- Bathroom with a full-sized tub and separate toilet- Front formal living area - Open plan family and dining with sliding doors to back yard - Well-equipped kitchen- Well appointed Laundry - Double car garage - Reverse cycle heating and cooling Outside:- Expansive backyard perfect for outdoor activities and relaxation 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 Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.