

# 4/28 Rollston St, Amaroo, ACT, 2914

STONE

## Unit For Sale

Wednesday, 21 August 2024

4/28 Rollston St, Amaroo, ACT, 2914

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Jess Smith  
0410125475

## Renovated home in the heart of Amaroo!

Welcome to this beautifully renovated home in Amaroo, where comfort and style blend seamlessly. The master bedroom offers a serene retreat with a walk-in robe and ensuite, while all additional bedrooms feature built-in robes, providing ample storage for the whole family. The main bathroom is fitted with a full-sized tub and a separate toilet.

The front living room is filled with natural light, creating a welcoming space to unwind. The open-plan family and dining area flows effortlessly into the modern kitchen, which features a skylight and breakfast bar, adding both functionality and charm. The practical laundry space is designed for ease and convenience.

Step outside to discover a delightful courtyard, perfect for enjoying outdoor meals or simply relaxing in the fresh air. Within walking distance to schools and shops this Amaroo home combines elegance and practicality, offering a perfect setting for comfortable and stylish living.

### Features Overview:

- North facing
- Single-level floorplan
- 2020 Fully renovated throughout
- Fully electric
- New Kitchen, Laundry, Bathroom, Ensuite and Skylights
- New hot water system and reverse cycle air conditioner
- New Paint, Flooring, lights and blinds
- NBN connected with FTTP
- Age: 23 years (built in 2001)
- Units plan number: 1954
- EER (Energy Efficiency Rating): 5.5 Stars

### Development Information:

- Name of development: Crystalbrook
- Number of buildings in development: 12
- Strata management: Civium

### Sizes (Approx)

- Internal Living: 119.20 sqm
- Garage: 37.30 sqm
- Total Residence: 156.50 sqm
- Block size: 255 sqm

### Prices

- Strata Levies: \$687.36 per quarter
- Rates: \$625 per quarter
- Land Tax (Investors only): \$894.95 per quarter
- Conservative rental estimate (unfurnished): Previously rented at \$680 per week

### Inside:

- Master bedroom with walk-in robe and ensuite
- All bedrooms equipped with built-in robes and ceiling fans
- Main bathroom featuring a skylight with a full-sized tub and separate toilet
- Brightly lit front living room, perfect for relaxation with glass sliding doors through to the side courtyard and garden
- Open-plan family and dining area, ideal for gatherings

- Modern Kitchen with ample storage and bench space.
- Skylight and breakfast bar
- Practical laundry space with ample room for storage
- Reverse cycle heating and cooling
- Double-car garage with internal access

Outside:

- Charming courtyard, perfect for outdoor dining and relaxation

Construction Information:

- Flooring: Concrete slab on ground
- External Walls: Predominately 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, chemist, vet, hairdresser, and Stonehouse.

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](mailto:jesssmith@stonerealestate.com.au)

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