

10 Grace Place, Amaroo, ACT, 2914



House For Sale

Monday, 11 November 2024

10 Grace Place, Amaroo, ACT, 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

Make yourself at home!

Neat and complete, 10 Grace Place, Amaroo is a superb home that would be perfect for a couple, young family or someone looking to upsize to the next level.

This delightful home includes three bedrooms, two bathrooms, formal living/dining, separate family room, galley-style kitchen and a covered outdoor entertaining area.

The kitchen offers easy-clean benches, gas cooktop and electric oven.

The main bedroom includes an ensuite. All the bedrooms include built-in wardrobes.

There's also a double lock-up garage with internal access and off-street parking.

And, you can't complain about the location, less than 500m to Yerrabi Pond and some of Canberra's best walking tracks.

For more information, please call me:

Jeff Shortland, 0417 483 627, or email

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In brief:

• superb brick veneer home

• new carpet

• three bedrooms

• two bathrooms

• formal living/dining

• separate family room

• large double garage

• ducted gas heating

• split system air conditioners

• gas hot water

• approximately 180sq/m under roof

• 125sq/m of living

• 41.58sq/m garage

• 13sq/m pergola

• 397sq/m block

• pergola

• awesome location

• Gungahlin Market Place 3km

General:

• Rates approximately \$2700pa

• Land tax approximately \$4200pa

• UV \$469,000

• EER 6.0