

16 Sandover Circuit, Amaroo, ACT, 2914



House For Sale

Thursday, 14 November 2024

16 Sandover Circuit, Amaroo, ACT, 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

Turn-key, vacant & ready to move in.

What you see:

A peaceful retreat close to nature and all the conveniences of Gungahlin's vibrant community.

What we see:

All of the boxes ticked.

See more:

Freestanding, single level, separate title home

Updated throughout, turn-key ready

Brand new kitchen with timber look benchtop, electric cooktop, microwave & oven

Open plan living room with north facing windows

Formal living space with thoroughfare access separating it from the formal dining room

Main bedroom with walk-in-robe & ensuite

Bedrooms 2 & 3 with built in robes

3-way bathroom with vanity, brand new toilet, shower & bath

Laundry with storage & access to rear yard

Blinds throughout

Updated LED lighting in living

New flooring throughout - carpet in bedrooms & timber look flooring in living

Freshly painted throughout

3 KW solar system installed

Brand new 16KW Samsung ducted reverse cycle air conditioning - 2 zones

Two separate covered outdoor entertaining areas with power

Water tank - 2500L

Established gardens & hedges to the front & rear yard

Double garage, auto door

Within a 5 minute drive to Amaroo Village Shopping Centre

Within a 4 minute drive to Amaroo School & Good Shepherd Catholic Primary School

Within a 3 minute walk to Yerrabi Pond

Within a 5 minute drive to Gungahlin College

Within a 6 minute drive to Gungahlin Town Square

Total Living: 130m²

Garage: 36m²

Block size: 564m²

Built: 1997 (27 years)

EER: 4 stars (with a potential for 6 stars)

Rental appraisal: \$670 - \$720

Rates: \$3,393 per annum

Land Tax: \$6,397 per annum (if rented)

UCV: \$531,000

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