

16 Traine Court, Amaroo, ACT 2914

House For Sale

Wednesday, 8 January 2025

STONE

16 Traine Court, Amaroo, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 445 m2

Type: House



Jess Doolan
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Auction 01/02/2024

Property to be auctioned onsite on Saturday 1st February 10:30am, with offers welcome prior. 16 Traine Court is a stunning fully renovated three-bedroom residence located in the heart of Amaroo. This home boasts spacious interiors and modern updates throughout, making it move-in ready. The large open-plan design provides a sense of freedom and flow, while the generous backyard offers ample space for entertaining and kids play. Extra parking on additional gravel driveway as well as a two car garage with concrete driveway, security doors and alarm system. With its combination of style, functionality, and prime location, this property is perfect for those seeking comfort and convenience in a vibrant community. What makes this home truly amazing is its private location at the end of a cul de sac and opposite a reserve, offering a serene retreat while still being within walking distance to Amaroo School, Good Shephard Primary and nearby shopping centres. Amaroo Park Run 5 mins walk. It strikes the perfect balance between peace and convenience, allowing you to enjoy a quiet, comfortable lifestyle without sacrificing easy access to essential amenities.

Features Overview:-
Solar- NBN connected with FTTP- Age: 31 years, (renovated in 2021/2022)- Located within walking distance to Amaroo School and walking trails- EER (Energy Efficiency Rating): 5.5 Stars
Sizes (Approx)- Internal living: 121.50 sqm- Garage: 37.24 sqm- Total: 158.74 sqm- Block: 445 sqm
Prices- Rates: \$691 per quarter (approx)- Land Tax (Investors only): \$1,118 per quarter (approx)- Conservative rental estimate (unfurnished): \$680-\$700 per week

Inside:- Grand interiors with quality modern updates throughout- Character and charm exude through the pitched high ceilings - Renovated kitchen with modern appliances including Bosch pyrolytic oven and 5 burner gas cooktop.- Master bedroom to the front of the home with stunning arched windows- Light filled living area seamlessly flows from the renovated kitchen - Dining area is separate to living so makes the perfect space for special meals and occasions- All bedrooms of great size, master with walk in robe and built in robes to remaining bedrooms- Renovated main bathroom and ensuite- Floor to ceiling tiles in the bathrooms- Quality floor coverings- Quality honeycomb blinds and made to measure insulating curtains- Full size laundry space

Outside:- Established gardens to the front and back of the home- Ample grass space to the rear 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, Busy Bees at Amaroo and The Imagination Play Station Child Development Centre, 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 village provides a petrol station, Coles, Aldi, Wok it Up, Guru Coffee, Mocha Avenue, chemist, and the popular Stone House pub.

Inspections: We are opening the home most Saturdays with mid-week inspections. If you would like an inspection outside of these times please email us at: jessdoolan@stonerealestate.com.au

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