

35 Sandover Circuit, Amaroo, ACT, 2914



House For Sale

Monday, 2 December 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Absolute Waterfront

Positioned in a quiet loop street with unique, direct access to walking trails and the natural beauty of Yerrabi Pond, this home delivers a harmonious blend of practicality, elegance, and picturesque living.

At the centre of the home is a modern kitchen that will delight any home chef. Boasting sleek stone benchtops, as-new appliances, and an oversized pantry, it offers both style and practicality, ensuring meal preparation and storage are effortless. A generously proportioned family room seamlessly connects a large terrace that overlooks the serene natural surroundings-perfect for alfresco dining or unwinding in a peaceful setting.

Elegant spaces for entertaining are created with distinct living areas, including study and separate formal lounge and dining rooms.

The segregated main bedroom is a true retreat, offering privacy with its own access to the outdoors, walk in wardrobe and a well-appointed ensuite complete with double sinks and spa bath. Three additional bedrooms, all with built in wardrobes, are thoughtfully designed to accommodate family and guests, ensuring comfort and convenience for all and are serviced by the main bathroom with bath and separate shower.

Located in a peaceful and sought-after setting, this residence provides an exceptional opportunity for relaxed family living with direct water frontage.

- * Direct, private access to Yerrabi Pond and Yerrabi Pond Loop
- * 4 bedrooms plus study, 2 bathrooms + oversized double garage on 1000sqm block
- * Formal living and dining rooms
- * Modern kitchen with stone benchtops, quality appliances and large pantry
- * Open plan family room overlooks back garden and Yerrabi Pond
- * Wrap around large terrace is perfect for entertaining
- * Main bedroom with walk in wardrobe and ensuite dual sink spa bath
- * Three other bedrooms all with built in robes
- * Main bathroom with bath and separate shower
- * Large laundry with access outside and plenty of storage
- * In slab heating + evaporative cooling
- * Freshly painted inside and out
- * Oversized double lock up garage with internal storage, drop down attic stairs with storage and workbench
- * Outdoor terrace overlooking the back garden
- * Direct, private access to Yerrabi Pond

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