

1/128 Katherine Avenue, Amaroo, ACT, 2914

STONE

Townhouse For Sale

Wednesday, 8 January 2025

1/128 Katherine Avenue, Amaroo, ACT, 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Jess Doolan
0262538220



Alex Ford
0262538220

Charming single level residence

This charming single-level home is located in a tightly held complex, offering an ideal living opportunity for young families and downsizers alike. With a school directly opposite and a low-maintenance, single-level layout, it's perfect for those looking for convenience and ease of living. The property is within walking distance to shops and public transport, adding to its appeal.

Inside, you'll find a choice of two spacious living areas, providing ample room for relaxation and entertaining. The well-proportioned bedrooms and bathrooms ensure comfort and practicality for everyday living. The kitchen is fully appointed with quality appliances, making it a delight for cooking and entertaining.

Features Overview:

- Single level floorplan
- NBN connected with FTTP
- Built in 2003
- Walking distance to bus stop, Amaroo Shopping Centre
- EER (Energy Efficiency Rating): 6.0 Stars

Development Information:

- Name of development: Ashbrooke on 57
- Number of buildings in development: 7
- Strata management: Civuim Strata

Sizes (Approx)

- Internal living: 138.83 sqm
- Garage: 35.60 sqm
- Total: 174.42 sqm

Prices

- Strata Levies: \$885.82 per quarter
- Rates: \$768.33 per quarter
- Land Tax (Investors only): \$896.21 per quarter
- Conservative rental estimate (unfurnished): \$600-\$620 per week

Inside:

- Formal living and dining area to the front of the home
- Separate living area off the kitchen
- Fully appointed kitchen with stone benchtops, quality appliances
- Master bedroom with walk in robe and ensuite
- Remaining two bedrooms with built in robes
- Choice of two courtyards
- Immaculately maintained

Outside:

- Two separate and low maintenance courtyards
- Small boutique complex
- Double garage with internal access

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, chemist, vet, 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

Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.