

10/12 Redwater Place, Amaroo, ACT, 2914

CapitalResidential

Townhouse For Sale

Monday, 4 November 2024

10/12 Redwater Place, Amaroo, ACT, 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Townhouse

Single Level, Free Standing townhouse

****PLEASE NOTE: A CONTRACT WILL NOT BE ISSUED PRIOR TO AN INSPECTION OF THE PROPERTY****

Positioned in the tightly held Mornington Gardens complex, which consists of just 12 freestanding town residences, this light and airy north facing townhouse is ready to be occupied by a new owner.

The well equipped kitchen forms the central hub of the home and divides the formal sitting and dining rooms at the front of the home and the informal meals and family living area at the rear, which opens via a glass sliding door to the covered outdoor entertaining area and the child and pet friendly rear garden. The accommodation consists of three bedrooms, all with built in robes. In addition there is a study /4th bedroom. The master suite enjoys a walk in robe and an ensuite bathroom. Other features include a 6.6kw roof mounted solar system, a new electric heat pump hot water system, ducted gas heating, evaporative cooling and a double lock up garage with internal access.

Positioned walking distance to Amaroo School, Good Shepherd Primary School, Amaroo District Playing Fields and the fabulous Amaroo shops,, it is ideally located for a wonderful lifestyle.

Property features:

- .Boutique development of 12 townhouses
- .Approx 140 sqm plus double lockup garage
- .6.6kw roof mounted solar system
- .Electric heat pump hot water system
- .Single storey/ Freestanding townhouse
- .Formal and informal living areas
- .Three beds, plus study
- .Master has an ensuite bathroom
- .Ducted gas heating
- .Evaporative cooling
- .Private child and pet friendly rear garden
- .Short stroll to Amaroo and Good Shepherd Catholic Primary schools

Block size:

343.20 sqm

Property size:

Residence: 140.87 sqm

Garage: 36.74 sqm

Unimproved Land Value:

\$274,715 (2024)

Body Corporate:

\$4,015.8 P.A

Rates:

\$3,099.56 P.A

Energy efficiency rating:

3.5

Last sold:

2023 (\$765,000)

Year of construction:

2005

Comparable sales

4/28 Rollston Street, Amaroo 16/10/2024 \$790,000

15 Tyenna Close, Amaroo 12/09/2024 \$777,000

11 Naas Close, Amaroo 17/11/2023 \$765,000

13 Saxby Close, Amaroo 05/06/2024 \$765,000

37 Corringale Close, Amaroo 14/05/2024 \$765,000

11 Saxby Close, Amaroo 29/02/2024 \$750,000