



17 Traine Court, Amaroo

Unique and inspiring in Amaroo

Step inside and prepare to be captivated by this striking architecturally designed residence, where contemporary style, thoughtful design and effortless functionality come together.

This property showcases a considered selection of modern inclusions and a timeless approach to family living. A distinctive split-level design, soaring ceilings and expansive floor-to-ceiling windows create a wonderful sense of space, while the prized northern aspect to the rear fills the home with natural light throughout the day.

At the heart of the residence, an elegant open-plan living and dining area creates an effortless connection between the indoors and outdoors, providing an inviting setting for relaxed family living and year-round entertaining.

The thoughtfully zoned floorplan offers excellent separation and privacy, with a master suite positioned away from the additional bedrooms and dedicated kids' wing - an ideal arrangement for growing families.

Set within the established and peaceful Gungahlin suburb of Amaroo, this exceptional contemporary home offers a sophisticated lifestyle with space, light and functionality at its heart.

4 2 2

FOR SALE

Please Call

AGENTS

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



- Architecturally designed with a prized northern rear aspect and impressive high ceilings
- Year-round comfort with ducted gas heating, evaporative cooling and two instantaneous gas hot water systems
- Stylish gourmet kitchen with quality appliances, stone benchtops, gas cooking and a generous walk-in pantry
- Expansive 1,009sqm block with two covered alfresco entertaining areas, two 5,000L rainwater tanks
- Oversized double garage with high ceilings and an abundance of integrated storage
- Property is positioned at the end of a quiet cul-de-sac, overlooking open space in a private setting
- Generous accommodation with walk-in robes to bedrooms one and two, built-in robes to bedrooms three and four, plus an oversized linen cupboard
- Side access for work trailer or caravan
- Conveniently located close to quality local schools, Gungahlin Town Centre and the picturesque Yerrabi Pond

Block: 1009sqm
House: 207sqm
Garage: 54.43sqm
Deck: 38sqm

MORE DETAILS

Property ID	379KGCY
Property Type	House
House Size	261 m2
Land Area	1009 m2
EER	4
Including	Ducted Cooling Ducted Heating

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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