



22 Dulverton Street, Amaroo

A Family Layout That Makes Everyday Life Easier

Some homes are built around square metres.

Others are built around how families actually live.




22 Dulverton Street sits comfortably in both categories

From the street, it reads as calm and settled. A single-level home on a quiet Amaroo loop street where traffic is light, and neighbours tend to know each other. It's the sort of street where kids still ride bikes, and people take evening walks.

Step inside, and the layout quickly explains itself.

The main bedroom sits at the front of the home, separated from the rest of the bedrooms. Full height windows bring in light, while the walk-in robe, additional built-in robe and ensuite make the space feel complete rather than squeezed in.

The remaining bedrooms sit quietly toward the back of the house alongside the main bathroom. The three-way bathroom layout works particularly well for busy mornings, allowing more than one person to

4  2  2 

AUCTION

Sat 18th Apr @ 9:30AM

VIEW

By Appointment

AGENTS

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AGENCY

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get ready at the same time without turning the hallway into a queue.

The centre of the home shifts between two different moods.

At the front, the formal living and dining rooms offer a quieter to sit, read, or host guests. Carpet underfoot and large windows keep the rooms feeling comfortable rather than formal.

Further inside, the house opens into the family and meals area. This is the part of the home that tends to see the most activity. The tiled floors make everyday life easier, and a bay window draws in eastern light through the morning.

Sliding doors lead out to a pergola-covered entertaining space that feels like a natural extension of the living area. It's easy to imagine weekend lunches here or long evenings with friends while the kids move between inside and the backyard.

The kitchen sits at the centre of it all in a practical U-shaped layout. Updated appliances, induction cooking, and plenty of storage mean it does its job without demanding attention. Beyond the walls of the home, the location quietly does its part.

Amaroo School and the local shops are within walking distance. The wider Gungahlin town centre remains closed without feeling like it's on your doorstep.

For families needing more room, buyers looking for a single-level layout, or anyone wanting a settled Amaroo street to come home to, this one makes a lot of sense. And with vacant possession, the next chapter here can begin.

This property is scheduled for Auction. Pre-Auction offers will be considered. If you are wanting to place a pre-auction offer please make sure to have the contract signed, section 17 executed by a lawyer and deposit ready to be paid.

The essentials

- Single-level, freestanding family home
- Quiet loop street with minimal traffic
- Four bedrooms, two bathrooms
- The main bedroom is privately positioned at the front of the home
- Walk-in robe plus an additional built-in robe in the main bedroom
- Ensuite with shower, vanity and toilet
- Three-way main bathroom ideal for busy households
- Formal living and dining spaces at the front of the home
- Open-plan family and meals area with bay window
- Pergola-covered outdoor entertaining area
- Updated kitchen with induction cooktop and ample storage
- Separate laundry with external access
- Alarm system

Comfort & upgrades

- 6.6kW solar system (installed 2019) with Fronius inverter
- Daikin reverse cycle ducted heating and cooling with zoned control
- Ceiling fans in bedrooms
- Rinnai Infinity continuous flow hot water

Outside

- Double garage with internal access and rear yard access
- Driveway space for multiple additional vehicles
- Room for trailer, boat or caravan parking beside the home
- Fully enclosed rear yard with turf and garden beds
- Pergola-covered outdoor entertaining area

The numbers

- Living: 169 sqm
- Pergola: 26 sqm
- Garage: 39 sqm
- Block: 450 sqm
- Built: 2000

Rates: \$3,366.35 p.a.approx.
 Water & sewer: \$670 p.a. approx
 Land tax (investors): \$6,192 p.a. approx

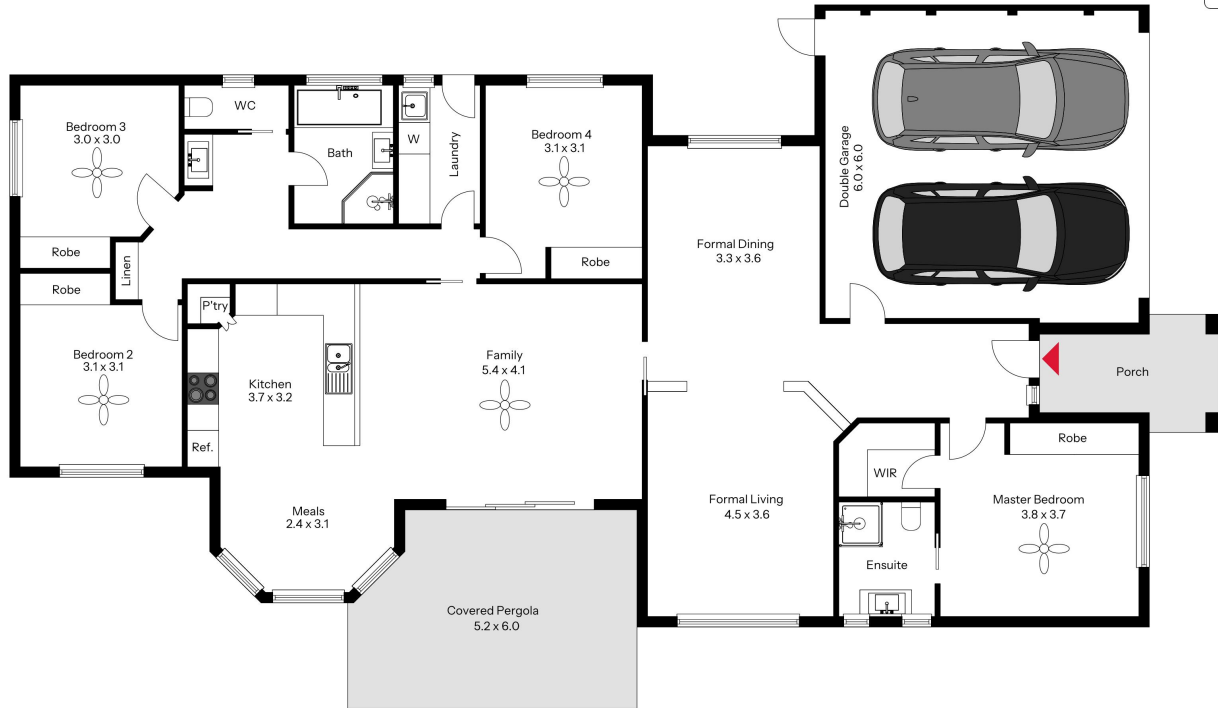
MORE DETAILS

Property ID	36GYGCV
Property Type	House
House Size	169 m2
Land Area	450 m2
EER	3
Including	Air Conditioning Solar Panels

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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