



54 Shoalhaven Avenue, Amaroo

## WELCOME HOME

Positioned in the centre of family-friendly Amaroo, 54 Shoalhaven Avenue delivers exceptional single-level living with an abundance of space, sunshine and effortless comfort. Thoughtfully designed and beautifully maintained, this is a home that adapts seamlessly to every stage of life - perfect for growing families and equally appealing to downsizers who refuse to compromise on living areas or outdoor enjoyment.

From the moment you arrive, the sense of 'home' is immediately apparent. The front of the home offers a welcoming formal living room, flowing through to a formal dining space subtly separated by a half wall, ideal for entertaining or quiet evenings in. As you move further into the home, the layout opens into a generous open-plan kitchen and expansive family room, giving wonderful options for family gatherings flowing outdoors, or additional dining and relaxing areas. Each living and dining area is bathed in warm northerly sunlight, creating a bright, inviting atmosphere throughout the day and the living areas can be closed off, keeping the heat in the cooler months. The modern kitchen sits at the heart of the home, well equipped with gas cooking, ample bench space and a practical corner pantry - perfectly positioned to overlook the family living and backyard, making it ideal for both everyday life and entertaining.

Accommodation is equally impressive. The master suite offers a peaceful retreat with walk-in robe and private ensuite, while the three

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### AUCTION

Sat 7th Mar @ 9:00AM

### VIEW

Sat 21st Feb @ 11:45AM - 12:15PM

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.



remaining bedrooms all feature built-in robes and are serviced by a well-appointed main bathroom with separate bath and shower, plus a separate WC, a thoughtful inclusion for busy households. Outside, the home continues to impress. A covered alfresco area with café blinds provides year-round entertaining, overlooking beautifully established yet easy-care gardens with artificial turf for low maintenance living. This space is designed to be enjoyed, not worked on.

Practicality hasn't been overlooked, with an extensive list of inclusions enhancing comfort and efficiency: solar panels, ducted gas heating, evaporative cooling, a Ventis air system, instant hot water, irrigation system and a 2,500L water tank, quality blinds and curtains with thermal backing, incredible storage space and a security system. The double garage offers internal access, while side access and additional paved off-street parking provide space for a caravan, boat or extra vehicles - a rare and valuable feature.

The location completes the picture. Positioned in a quiet, established pocket of Amaroo, the home is just moments from the local Amaroo School, parks, playgrounds, Amaroo shops, cafés and public transport. It's a neighbourhood loved for its community feel, wide streets and easy access to everything families need.

Spacious, sun-filled and wonderfully easy to live in, this is a home that offers flexibility, comfort and lifestyle in equal measure, ready to be enjoyed from day one.

- Generous single-level four-bedroom home with outstanding space throughout
- Three separate living areas including formal living, formal dining and expansive open-plan family zone, all enjoying northerly light
- Modern central kitchen with gas cooking, ample bench space and corner pantry
- Master bedroom with walk-in robe and private ensuite
- Three additional bedrooms, all with built-in robes
- Main bathroom with separate bath and shower plus separate WC
- Covered alfresco entertaining area with café blinds for year-round use
- Established, easy-care gardens with low-maintenance artificial turf
- Double garage with internal access, plus side access and additional paved off-street parking - ideal for caravan, boat or trailer
- Ducted gas heating and evaporative cooling plus Ventis air ventilation system
- Solar panels
- 2,500L water tank and irrigation system
- Instant hot water
- Quality curtains and blinds with thermal backing
- Incredible storage space
- Security system with back to base ability

Land size: 686m<sup>2</sup> (approx.)

Living size: 155m<sup>2</sup> living + 37m<sup>2</sup> garage (approx.)

Land value: \$585,000 (2025)

Rates: \$3,217 p.a (approx.)

Land tax: \$5,957 p.a (approx.) (only if rented)

Construction: 2000

EER: 5 stars





## MORE DETAILS

Property ID                      JSHH5W  
Property Type                  House  
EER                                      5

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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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