







7 Genoa Street, Amaroo

7 Genoa, That's Amore...

With refreshing value and a personality all its own, this home could be 'love at first sight'.

Updated throughout and offering a very private yard, this superb home includes: four bedrooms; ensuite; formal living/dining; large, segregated family room and double lock-up garage.

A combined living/dining room provides a formal entertaining area while the large family room/meals area is perfect for informal dining. There's also a timber deck outdoor entertaining area.

A spacious kitchen with laminated benchtops, plenty of cupboard space and brand-new appliances including oven, cooktop, rangehood, and dishwasher.

As for the bedrooms, the main includes a walk-in robe and ensuite, while bedrooms two, three and four have built-in cupboards.

The ducted reverse-cycle air conditioning (heating and cooling) system and Comfort Glass keeps everyone comfortable all year round.

The double lock-up garage includes internal and backyard access.

4 2 2

FOR SALE
$999,990+

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

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The home also has electric roller shutters, linen cupboard and a garden shed.

Not only is this a beautiful home, it's also conveniently located within 750m of Amaroo Shopping Centre, Schools, Yerrabi Pond and amongst the best walking tracks in Canberra. And, Gungahlin CBD and light rail less than four km away.

At a glance:
Four bedrooms
Ensuite
Formal living & dining (tiled)
Separate family room/meals area (tiled)
Large kitchen (tiled)
Laminated benchtops and plenty of cupboard space
Brand new oven, cooktop, rangehood and dishwasher
Brand new carpet to bedrooms and hallway
Ducted reverse-cycle air conditioning throughout
Roller shutters
Comfort Glass
Fold-away ironing board
Well-maintained, established garden
Garden shed
NBN FTTP
154.72 sq/m of living
36.81 sq/m garage
Total 191.52 under roof
Aspect WNW
450 sq/m block
EER 5.5

UV: $515,000 (2026)
Rates: about $3400
Land tax: about $6350 (investors only)

For further information or to arrange an inspection:

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What's in a name?
The primary river associated with the name "Genoa" is the Genoa River, a perennial river flowing from southern New South Wales into Victoria, before reaching Mallacoota Inlet and the Tasman Sea.



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MORE DETAILS

Property ID	37CCGCY
Property Type	House
House Size	192 m2
Land Area	450 m2
EER	5.5
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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