



91 Katherine Avenue, Amaroo

## Live the good life

91 Katherine Avenue offers over 268sq/m under roof and is situated on one of the largest flat blocks in Amaroo; a very family friendly 885sq/m.

Built in 2000, the home offers four bedrooms, ensuite, formal living & dining, open plan kitchen, family room, meals area, a large rumpus room, walk-in linen cupboard and a covered outdoor entertaining area.

The kitchen is very spacious and includes an island bench, plenty of cupboard space and walk-in pantry. There is also a Bosch induction cooktop, convection oven and dishwasher.

The main bedroom includes an ensuite and walk-in robe, while bedrooms two, three and four have built-in cupboards.

There's also a double lock up garage with internal access and electric car charger.

The house features ducted RCAC, evaporative cooling, electric hot water, solar array (20 panels). A large garden shed and gazebo are also included.

4  2  2 

### FOR SALE

1,195,000+

### AGENTS

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### AGENCY

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 **LJ Hooker**

And for those back yard soiree's, there's also a pizza oven!

Amaroo schools and shopping centre within 500m.

Gungahlin Marketplace and light rail 3km.

In brief:

- Single level by family home
- four bedrooms
- two bathrooms
- Formal living/dining room
- Separate family room/meals area
- Spacious kitchen with walk-in pantry
- Induction cooktop, electric fan forced oven & dishwasher
- Walk-in linen cupboard
- Covered outdoor entertaining area
- Ducted RCAC plus evaporative cooling
- Electric hot water
- Pizza oven
- Aspect NNE
- Year of construction 2000
- Living area 229.30sq/m
- Attached garage 39sq/m
- Total under roof 268.30q/m
- Covered pergola 28sq/m
- Garden shed 15sq/m
- Off-street parking
- Block 885sq/m
- NBN: FTTP

General:

- UV \$642,000 (2025)
- Rates approximately \$3,800pa
- Land tax approximately \$7300pa (investors)
- EER 5.0

## MORE DETAILS

Property ID	367MGCY
Property Type	House
Land Area	885 m2
EER	5
Including	Ducted Heating Dishwasher Solar Panels solar solar 5kw

**Jeff Shortland 0417 483 627**

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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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