



3/30 Magenta Square, Amaroo

You'll know as soon as you walk through the door...

(Please note: There are no strata fees payable as this is a self-managed property.)

This family home is quite the surprise package; inside and out. Lovingly maintained and immaculately presented.

Set in a boutique complex of three owner-occupied homes, this spacious and contemporary residence is designed to make the most of the northerly aspect. It is framed by established trees, lovely views and is in a very private location.

Offering over 200sq/m, the property includes:

- three large bedrooms;
- ensuite;
- private study area;
- formal living room;
- combined family room meals area;
- large wraparound kitchen;
- downstairs powder room;
- separate laundry;

3 2 2

FOR SALE
\$840,000+

AGENTS

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AGENCY

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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.



full length balcony and;
double lock-up garage.

Of the many standout features of the home is the very generous and secure back yard complete with covered timber deck, side access and garden shed.

A spacious wraparound kitchen includes an electric cooktop, oven, dishwasher, pantry, plenty of cupboard space and easy-clean bench tops.

With 2.7m ceilings and full-length windows, both the living room and the segregated family room/meals area provide a stunning feeling of space and contemporary comfort.

The upper level includes the three large bedrooms, ensuite, main bathroom, separate toilet and the study/multipurpose area at the top of the stairs.

The main bedroom includes a walk-through wardrobe with mirrored sliding doors while bedrooms two and three have built-in wardrobes with mirrored sliding doors. All bedrooms have ceiling fans and sliding door access to the balcony.

But wait there's more; the home also includes a private front courtyard, tiled entry with under stair storage, zoned radiant ceiling heating, electric hot water, and UV tinting to various windows.

Improvements throughout the home include refreshed paintwork, updated carpets and window furnishings, a newly retiled balcony, a recently replaced electric hot water system, and professionally retiled shower bases with new screens.

There are no body corporate fees. This is a self-managed site maintained by the residents (three dwellings) which include the water rates and building insurance.

If you are looking at the next phase of your property journey, please take the time to inspect. You will not be disappointed with this standout three bedroom + study home.

In brief:

- Two storey bv town house
- Three bedrooms + study area
- Two bathrooms + downstairs powder room
- Formal living room (2.7m ceiling)
- Combined dining and family room (2.7m Ceiling)
- Contemporary wraparound kitchen
- Electric cooktop, oven and dishwasher
- Easy clean bench tops and plenty of cupboard space
- Electric hot water
- Plenty of storage space
- Timber deck and covered pergola
- Zoned radiant ceiling heating
- RCAC in the family room
- Ceiling fans
- Double garage with remote and internal access
- Very spacious and secure yard
- Side trailer access and garden shed
- Fold away Hills Hoist
- Off street parking
- Amaroo shopping centre and local schools within 1km
- Gungahlin Town Centre & light rail within 2.5km
- Build: 1994
- NBN: FTTP
- No body corporate fees

- Lower level: 76.4 sq/m
- Upper level: 78.6 sq/m
- Upper balcony: 14.65 sq/m
- Garage: 38.20 sq/m
- Total house: 207.85 sq/m
- Timber deck and pergola 25 sq/m

- Rates approx: \$3,600 pa
- Land tax approx: \$4,600 pa
- NBN: FTTP
- EER 6.0

MORE DETAILS

Property ID	36XKGCY
Property Type	Townhouse
House Size	193 m2
EER	6
Including	Study
	Air Conditioning
	Toilets (1)

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Lower Level Floor Plan



Upper Level Floor Plan

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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