

# 1 Malara Street, Waramanga, ACT 2611



## Sold House

Friday, 15 September 2023

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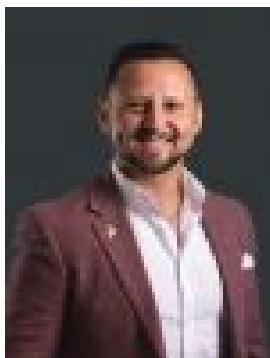
Bedrooms: 6

Bathrooms: 4

Parkings: 3

Area: 834 m2

Type: House



Obi Shadmaan

0423980763

## Contact agent

Discover the epitome of modern family living at 1 Malara Street, Waramanga. This generously proportioned residence, nestled on a sprawling 835m<sup>2</sup> block, is tailor-made for growing or extended families. With a total of 6 bedrooms and 4 bathrooms, including a unique self-contained flat with an ensuite and kitchenette, this home offers unmatched versatility to suit your family's needs. The self-contained flat, separately metered, presents an enticing investment opportunity or serves as an ideal space for grandparents, teenagers, or guests. It provides both independence and togetherness, accommodating diverse family dynamics effortlessly. This modern and meticulously maintained home is turn-key, ensuring a seamless transition for the next lucky owners. All that's left to do is unpack, settle in, and begin living your best life. Situated in beautiful leafy Waramanga, you'll enjoy the utmost convenience with Waramanga shops, Cooleman Court, and Woden Plaza just a stone's throw away. This prime location offers easy access to shopping, dining, schools, and recreational facilities, making it the ideal place to call home.

**The Perks:**

- 6 bedrooms, 4 bathrooms, 3 car garage
- Multiple spacious living areas
- Cathedral style ceilings bringing an abundance of natural light
- Large open plan living, dining and meals area
- Kitchen with Siemens appliances, butler's pantry, gas cooktop, electric oven, rangehood, dishwasher, breakfast bar and ample bench and cupboard space
- Segregated main bedroom with walk in robe and ensuite
- Self-contained, separately metered unit, which has been rented for \$400/week
- All other bedrooms are large and include built in robes
- Large elevated deck and entertainment area with views, flowing from the dining area with access to the backyard
- Ducted and zoned, reverse cycle air conditioning system
- Large windows, glass sliding doors bringing in lots of natural light
- Great sized backyard, perfect for pets and children to play safely
- 13.5kw solar system
- Oversize garage with room for 3 cars plus a workshop
- Ample storage under stairs and in cupboards
- Steps away from Waramanga shops and only a short drive to Cooleman Court, Woden Plaza, exceptional schools, main roads to take you anywhere across Canberra

**The Numbers:**

- Living Area: 304m<sup>2</sup>
- Garage: 62m<sup>2</sup>
- Block size: 834m<sup>2</sup>
- Land value: \$633,000 (2022)
- Rates: \$3,379
- Land tax: \$5,842
- Build: 1971. Extended and fully renovated in 2021
- EER: 5.5 stars

This property is scheduled to go to Auction at our Collective Auction Spring Floriade event. When. Sunday 8th October 2023. Where. Tulip Stage at Floriade. Time. Doors open at 11.30am. Auctions start at 11.50am.