

# 101a Namarang Crescent, Waramanga, ACT 2611

## Sold House

Thursday, 22 February 2024



101a Namarang Crescent, Waramanga, ACT 2611

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Chris Wilson  
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Jack Wilson  
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**\$910,000**

Conveniently located within a very short distance of the vibrant Waramanga shopping centre is this beautifully presented single-level home. Built in 2007 and having been lovingly cared for by its current owners, this home is ideal for the buyers who are looking to downsize but still have a home that offers all the features that a busy couple would want in their everyday lives. The living areas face to the north and open onto an elevated and spacious private rear deck that overlooks a neatly maintained back yard. The formal lounge and dining room are separated by a functional design that will allow you to entertain friends and family in comfort. The updated kitchen is modern and functional with ample bench and laminate soft touch cupboard and drawer space that includes an island bench. Of course there is a dishwasher, under bench oven, 6 burner stainless steel gas cook top and glass splash back. The main bedroom is at the rear of the home and provides good separation from bedrooms 2 and 3. It has a separate walk-in robe and a generous ensuite with a double vanity. Other convenient features include internal access from the garage that has an automatic door. Ducted gas heating and reverse cycle air conditioning for your year-round comfort. Waramanga enjoys easy access to roads that lead to Woden, the City and Tuggeranong as well as the bike paths if you would like to leave your car at home. Notable features:

- Ducted gas heating
- Reverse cycle air conditioning
- Automatic garage door
- Internal access from garage
- Appealing updated kitchen with quality appliances overlooking the living areas
- Built in robes in bedrooms 2 & 3
- Brand new carpets
- Freshly painted
- Large laundry with ample cupboard storage
- Ducted vacuum
- Water tank
- Garden shed
- Close to Arawang Primary School & St John Vianney's Primary School
- Private gardens
- Parking space at the front of the home
- UCV: \$342,000 (45% of total land UCV)
- Block Size: 514m<sup>2</sup> (45% of total block size)
- House Size: 143m<sup>2</sup> (approx.)
- Year of Construction: 2007
- EER: 4.5
- General Rates: \$727 p/qtr (approx.)

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