

# 11 Byrne Street, Wanniassa, ACT 2903

## Sold House

Thursday, 22 February 2024

11 Byrne Street, Wanniassa, ACT 2903

Bedrooms: 4

Bathrooms: 1

Area: 787 m2

Type: House



Mark McCann

**\$769,000**

A valuable opportunity for a savvy buyer quick enough to snap it up, this four-bedroom home is available now and is conveniently situated on a spacious 786sqm, RZ2 block in the heart of a highly sought after suburb. This presents the opportunity to build a second dwelling, subject to approval. Located in a quiet street, within walking distance to schools, shops, and public transport, the home has a tidy unassuming façade with low maintenance gardens that include established greenery to promote privacy. There is plenty of off-street parking available in the driveway, with access into the backyard through Colorbond gates for those seeking additional parking space or security for vehicles. Inside, the home provides a carefully considered floorplan with spacious living areas, and four generous bedrooms, two of which include built in robes. The lounge room is a generous size, connected via an archway to the dining area that provides direct access outside through sliding glass doors. The kitchen boasts a spacious design with plenty of storage including upper cabinetry, good work surfaces and electric cooking. The bathroom offers a timeless, neutral colour palette, with a shower, vanity, and bathtub. For your comfort, there is both ducted gas heating and evaporative cooling for year-round climate control. As you head out the back, you will find a raised porch, ideal for sitting and relaxing with a cuppa. The yard is a true blank canvas, waiting for you to unleash your creativity and create the garden of your dreams. Or simply leave it as is, and enjoy the simplicity of level lawn space, a hills-hoist clothesline and garden shed, ideal for owner occupiers, or tenants who are seeking an easy care, super low maintenance garden without compromising on space.

- Tidy four-bedroom home on RZ2, 786sqm block
- Generous lounge room, separate dining area
- Kitchen includes good storage & work surfaces
- Ducted gas heating and evaporative cooling
- Fully enclosed yard, raised porch, garden shed
- Walk to schools, shops and public transport
- Easy access onto Athllon drive into the city
- Quiet street, highly desirable family suburb

The information contained above is believed to be correct at time of advertising however, we take no responsibility for the accuracy of this information and prospective purchasers are advised to rely on their own research.