

**11 Gruner Street, Weston, ACT 2611**

LUTON

**House For Sale**

Thursday, 21 March 2024

**11 Gruner Street, Weston, ACT 2611**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 726 m2**

**Type: House**



Tim and Justine Burke  
0411878587



Josh Wilson  
0439479170

## Auction

Nestled on a 726m<sup>2</sup> block in the heart of Weston Creek, this charming three-bedroom, one-bathroom home awaits its new owners. Set back on the block and tucked away behind a lush front hedge, this recently refurbished home presents a fantastic opportunity for a family looking to move straight in or add their own personal touches. Step through the door and into the open-plan kitchen and living area. The kitchen, recently revamped, with a 900mm electric cooktop and oven and complemented by a large island bench is perfect for hosting family and friends. Illuminated by fresh paint and laminate timber flooring throughout, the space is both welcoming and bright. Down the hall you'll find three bedrooms with built-in wardrobes, all serviced by the neat bathroom and separate toilet. Comfort is ensured year-round with a reverse cycle split system in the living area. Adjacent to the kitchen, a functional laundry offers access to the spacious backyard, perfect for children to play. Additionally, a large double garage features a versatile workshop or studio space complete with plumbing connection. This property presents a fantastic opportunity, boasting a recently replaced roof and internal improvements. Conveniently situated within walking distance to Cooleman Court Shopping Centre and local schools, as well as just a short drive to the Woden Town Centre and surrounding popular recreational amenities. An opportunity not to be missed!

Features:

- Neat three-bedroom one bathroom home
- Freshly painted throughout
- Recently remodelled kitchen
- 900mm electric stove and oven
- Laminate timber flooring
- Reverse cycle split-system air-conditioner in living
- New roof with improved insulation
- Double garage with workshop/studio space
- Walking distance to Cooleman Court, St Jude's Primary and Canberra Montessori School
- Short drive to Woden Town Centre
- Rental appraisal of \$630 to \$660 per week

EER: .5 Land size: 726m<sup>2</sup> Living size: 108m<sup>2</sup> (approx.) Garage size: 30m<sup>2</sup> (approx.) Rates: \$3,217 p.a (approx.) Land value: \$630,000