

# 11 Way Street, O'Connor, ACT 2602



## Sold House

Friday, 1 September 2023

11 Way Street, O'Connor, ACT 2602

Bedrooms: 3

Bathrooms: 2

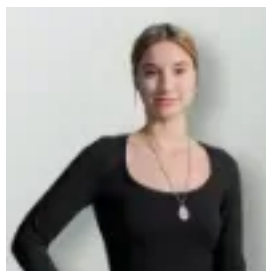
Parkings: 1

Area: 518 m2

Type: House



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**\$1,600,000**

Surrounded by native gardens and positioned on a quiet cul de sac, adjacent to reserve, minutes from local shops & public transport, and with Braddon and the City just beyond, this lovingly renovated Tocumwal home is as convenient as it is welcoming. Stunning period finishes, wooden floors and gorgeous natural light frame private living spaces that include a front sunroom, well connected dining/kitchen living hub, and formal lounge/living that flows out through French doors to an undercover entertaining deck. The kitchen is simply stunning, punctuated by a colourful tiled splashback and feature lighting, and boasting a centrepiece timber kitchen breakfast bar, induction cooktop, recessed pantry, and plentiful storage behind quality cabinetry. All bedrooms enjoy a native garden outlook, with the main suite featuring a walk-in robe and stunning ensuite, complete with feature tiling, quarter circle shower and underfloor heating. The main bathroom is renovated to the same standard with the added addition of a floating stone top vanity, and services the 2 additional bedrooms, both with built-in robes. Outside, the deck meanders through the low maintenance and established native front garden, with an undercover carport and shed rounding out this quality home, perfectly preserving a part of Canberra's rich history whilst ensuring there is no compromise on quality and peaceful modern living.\* 3 bedrooms, 2 bathrooms, and single undercover carport\* Large formal lounge with gas fire, opening out to undercover entertaining deck, open plan dining, connected to kitchen, and private sunroom surrounded by native gardens\* Stunning entertainers' kitchen with centrepiece timber kitchen breakfast bar, induction cooktop, chic tiled splashback, and plentiful storage behind quality cabinetry\* Main suite with walk-in robe and ensuite + 2 additional bedrooms, both with built-ins\* Main bathroom with designer tiling, underfloor heating, and floating stone top vanity\* Integrated Euro-style laundry, clever storage options throughout and study nook\* Gas heating, evaporate cooling, underfloor heating in bathrooms and 1.06kw solarRates: \$4,015pa (approx.)Land Tax: \$7,205pa (approx.)UCV: \$637,500 (2022)Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.