

# 12 Gamor Street, Waramanga, ACT 2611

## Sold House

Thursday, 18 April 2024



12 Gamor Street, Waramanga, ACT 2611

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 1154 m2

Type: House



Brett Hayman  
0411414624



Martin Faux  
0421593602

**\$1,140,000**

Beautiful proportions, appealing interiors and an easy care single level layout, deliver an enviable lifestyle in a sought after location, close to popular schools, shops and amenities. Being offered to the market for the first time in over 50 years, this attractive home has been thoughtfully conceived with the flexible floorplan overlooking established gardens, providing excellent flow between the indoor and outdoor areas. Accommodation comprises four / five generous bedrooms with built-in wardrobes, serviced by an updated bathroom and kitchen, and three separate living areas that promote relaxed and generous living options. Ample storage, quality inclusions and established loop street location, enhance the already impressive list of attributes. Within moments to local shops, amenities and transport links, an enormous opportunity exists for investors and home owners alike.

Attributes;- First time offered in over 50 years- 1,154m<sup>2</sup> parcel of land - Attractive street appeal- Highly sought after location- Three separate living areas- Four generous bedrooms - Large main bathroom and separate toilet - Ducted gas heating - Ducted evaporative cooling- Very well established garden with many lovely flowering shrubs and bulbs- Ample parking, for various vehicles and a large circular drive- Double carport with storage - Close to Waramanga shops, Cooleman Court and Woden shopping centres- Local Primary, High schools and playing fields- Less than 10 minutes drive to Canberra city, ANU, Canberra University and Belconnen- A short distance to Canberra Hospital

EER: 1.5 Living area: 187m<sup>2</sup> Land size: 1,154m<sup>2</sup> Land Value: \$814,000 Rates: \$4,151 pa (approx) Land Tax: \$7,491 pa (approx) Note: Land tax only applicable if tenanted