

12 Maloney Street, Wanniasa, ACT 2903

House For Sale

Thursday, 11 April 2024

independent
PROPERTY GROUP

12 Maloney Street, Wanniasa, ACT 2903

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 757 m2

Type: House



Jonathan Charles
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Auction 10am, Saturday 4th May

Nestled on a quiet street, atop an expansive 757m² parcel of land, this beautifully renovated three-bedroom with ensuite home is certain to capture attention. Every aspect has been meticulously considered, displaying contemporary charm while seamlessly integrating convenient smart features for modernised comfort and effortless living. The kitchen has been completely reimagined and crafted with care as the heart of the home. Boasting a large island bench, ample storage, sleek new appliances including dishwasher, 5 burner gas cooktop, plumbed in water line for the fridge and a seamless open-plan flow to the dining and living areas. Three generously sized bedrooms, two with built in robes, & are serviced by the bathroom complete with lavish bathtub, a refreshing, oversize shower and separate wash closet. The spacious main bedroom provides a unique addition to the outstanding home and is complete with an indulgent ensuite, dual vanities, dual head large shower and designer décor. Your entertaining options extend out to the alfresco with a covered pergola that overlooks the enclosed and private grassy backyard. Enhanced with state-of-the-art features, this home now offers a suite of smart amenities, including Smart Aircon, Smart Blinds, Network points in all rooms and Smart outdoor/garden lighting complete with dimmers. Elevate your homecoming where a few spoken words unlock complete control over your smart features. A double garage with workshop space on the side of the house with many additional parking spots on the large, concreted driveway. No. 12 Maloney Street is located in a convenient location in between the Tuggeranong Town Centre, Erindale Shopping Centre, & the Woden Town Centre. The Tuggeranong Town Centre offers cafes, shops, banking facilities, cinema, restaurants & public transport routes. Closer to home, the Erindale Shopping Centre provides additional shopping needs with many foodery options. Afternoon scenic walks across the Canberra region can be found at the nearby Mount Taylor & Farrer Ridge Nature Reserves. Schooling options are met with Wanniasa School P-10 & Erindale College nearby. Don't miss this exciting opportunity to make this renovated retreat your own. Features:- Fully renovated 3-bedroom family home including ensuite- Elevated 757m² parcel of land- Landscaped front and rear gardens - Smart outdoor and garden lighting inc dimmers- Brand new kitchen including appliances- Two bedrooms include built-in robes- Main bedroom with luxury ensuite, dual vanities and shower heads- Main bathroom equipped with shower and bath tub- Spacious outdoor entertaining alfresco with fire pit- Double garage with space for a workshop- Multiple car spaces available on driveway- Samsung Ducted Air conditioning with smart controller- Smart Blinds- Heated flooring in both bathroom's- Heated towel rails in both bathrooms- Sensor Lights in wardrobes- Sensor Lights in Kitchen cupboards- Network points throughout the house- Plumbed in water to fridge- NBN fibre to the node (FTTN)- Biometric smart lock front door Figures: House size: 130m² Block size: 757m² Garage size: 43m² Built: 1976 approx. Rates: \$2,700 p.a approx. Land tax: \$4,400 p.a approx. Land value (2023): \$470,000*these figures are approximate*