

# 123 Namarang Crescent, Waramanga, ACT 2611



## Sold House

Friday, 11 August 2023

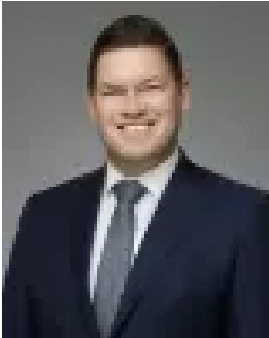
123 Namarang Crescent, Waramanga, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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**\$990,000**

A fresh and streamlined kitchen is the engine room for this generous entertainer where family and friends can move seamlessly between the interconnecting lounge and meals area and the conservatory-style sunroom overlooking the pool. Nordic birch-look floors underfoot provide a cool, calm and collected look complemented by the crisp white palette of the main living areas. The north-facing rear yard is sure to draw guests out to the poolside in summer, and a built-in barbecue will help keep the flood coming well into dusk. The king-size master suite is a great place to retreat once the festivities are over, while three additional bedrooms ensure that everyone has their own private space for some time out. It's unlikely kids will get restless with the wonderful facilities they have in their own backyard, but if they do, there are three playgrounds within a few minutes' walk of this home. It's also easy for adults to dash out and stock up on snacks and provisions at the Waramanga shops, which are just two blocks away.

**FEATURES**

- Single-level family home
- Updated, open living and meals space
- Kitchen with subway-tile splashback, stainless-steel appliances, microwave niche, pantry and two-seat island
- Master bedroom with garden views, mirrored wardrobes and ensuite
- Neat family bathroom with good storage, shower and separate bathtub
- Rinnai hot water
- Double-glazed windows
- Evaporative cooling
- Ceiling fans to living room and bedrooms 1 & 2
- Ducted gas heating
- Secure rear yard
- Inground saltwater pool with pool cover and kit for adding solar heating
- Built-in gas barbecue station with preparation space
- Outdoor retro-style lighting
- Colorbond fencing
- Low-maintenance gardens with mature camellias and magnolias
- Double carport with connected storage shed
- EER: 4.0