

# 13b Byrne Street, Wanniassa, ACT 2903

## House For Sale

Wednesday, 20 March 2024

13b Byrne Street, Wanniassa, ACT 2903

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 400 m2

Type: House



Mark McCann

**\$890,000+**

Modern, family friendly and extremely low maintenance, this three bedroom, ensuite home is here to impress a variety of buyers at all stages of life. Whether you are a family looking for their first home, downsizer, or an investor, this stunning property offers quality finishes and great inclusions. Set back from the street, the home offers a tidy, private façade with off-street parking available in the driveway and a double garage with automatic doors and internal entry. Inside, the home has a tidy layout with a separate, North-facing living area that provides direct access to the private courtyard, plus an open-plan kitchen and meals area. The highly desirable, sun-soaked living spaces create a sense of warmth and comfort, while the modern kitchen boasts Smeg appliances and gas cooking. The open plan allows the meals space to be easily incorporated into your day-to-day living and with direct access outside to the covered pergola, entertaining will be a breeze. Tucked in neatly, the home provides an inbuilt study nook with two workstations and a beautiful, full-sized laundry with a full wall of built-in storage. The master bedroom provides an ideal retreat with an oversized bedroom, a spacious walk-in-robe and luxurious ensuite with a double basin and underfloor heating. The remaining two bedrooms both include built-in-ropes and share access to a private courtyard. The main bathroom is generous in size and equally as impressive featuring underfloor heating, floor to ceiling tiles, a soaking bathtub and separate shower. The home has plenty of high end features that set it apart from the rest including plantation shutters, designer block out curtains and sheers, floating flooring and quality carpet. The home is equipped with ducted reverse cycle heating and cooling, sure to keep you comfortable year-round while the 11.1kw solar system will ensure energy efficiency is sustainable and contribute to offsetting the cost of living. The property is completed by the low maintenance yard. The fully landscaped, outdoor spaces provide plenty of lush greenery and colour and include a private, paved courtyard that is situated at the front to maximise on space and sunshine, this will prove a delight when entertaining. The grass area is ideal for kids and pets alike while the internal courtyard is conveniently positioned between two bedrooms for complete serenity. Located in the highly sought-after suburb of Wanniasa, the home is within walking distance to local shops, schools, playing fields and public transport links. There is easy access onto Athllon Drive for an effortless commute into Tuggeranong, Woden and the city.

?? Newly built, three bedroom, ensuite home ?? Luxurious family bathroom with separate bath and shower ?? North-facing living with private courtyard access ?? Kitchen with modern appliances, meals area with direct access to alfresco ?? Master retreat with WIR, ensuite with double vanity ?? Remaining two beds have BIR's and courtyard access ?? Built in study workspace with large storage cupboards ?? Large laundry with ample storage, bench space and internal clothesline ?? Plantation shutters, custom block out curtains and sheers ?? 2021 installed 11.1kw solar system with 30 panels ?? Ducted R/C A/C, continuous gas hot water ?? Double garage with remote and internal access, built in cupboards ?? Landscaped courtyards, paved entertaining area and covered pergola ?? Walk to schools, shops, playing fields, transport ?

Currently leased at \$710pw The information contained above is believed to be correct at time of advertising however, we take no responsibility for the accuracy of this information and prospective purchasers are advised to rely on their own research.