

**14 Derham Court, Wanniassa, ACT 2903**



**Sold House**

Wednesday, 22 May 2024

**14 Derham Court, Wanniassa, ACT 2903**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 692 m2**

**Type: House**



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## Contact agent

Nestled in the popular suburb of Wanniasa, this neat and tidy 3-bedroom home is an ideal blend of comfort and affordability. Whether you're a first-time buyer or looking to downsize, this property offers a wonderful opportunity to make your homeownership dreams a reality. Upon entering the home you are welcomed by the practical split level design providing multiple living areas for the growing family. The beautiful kitchen is in "as new" condition and has a spacious breakfast bar and is equipped with ample storage space. The versatile living areas offer the perfect place for relaxation and spending quality time with loved ones while the fire place creates a cosy atmosphere. The bathroom is in good condition and the three bedrooms are generous in size and provide a peaceful retreat for every member of the household. Step outside to discover a private, low maintenance backyard with a covered entertaining area, perfect for entertaining family and friends. The home is complete with a garden shed providing additional storage space and a single carport.

- Extremely well maintained home
- Practical kitchen with ample cupboard space
- Versatile living areas to accommodate individual family needs
- Generous sized bedrooms provide comfort for each family member
- Good condition bathroom
- Outdoor entertaining area perfect for those summer barbeques with family and friends
- Private and low maintenance block allowing you to enjoy as is or apply your own touches
- Garden shed providing additional storage
- Single carport for your convenience

• Constructed 1976 • EER: 1.5 Stars • House size: 141m<sup>2</sup> • Block size: 691m<sup>2</sup> • Rental return: \$580 - \$620 p/week ( approx.)

Situated in a sought-after suburb of Wanniasa, this home offers convenience at your doorstep. Enjoy easy access to local schools, parks, shopping centres and commuting is made easy via public transport or arterial roads, making the daily commute into work a breeze. Schedule a viewing today and make your homeownership dreams a reality!

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.