

15 Yiman Street, Waramanga, ACT 2611

House For Sale

Saturday, 3 February 2024

15 Yiman Street, Waramanga, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 725 m²

Type: House



Anthony McCormack
0425283588



Mikaela Chan
0416772767

Auction

A fresh interior renovation has added style and quality to this freestanding home and created a smart and easy-care living space in a sought-after street. Showcasing a contemporary look and feel, it makes an ideal choice for buyers seeking a home that's ready to live-in and enjoy a fantastic indoor-outdoor lifestyle. Ideally located within walking distance to Arawang Primary School and Waramanga Shops, and Mt Taylor's nature trails. FEATURES

- Fully renovated family home in a great street
- Modern kitchen with high quality Bosch appliances, including an induction cooktop, rangehood, and dishwasher
- Master bedroom with walk-through robe and ensuite
- Two additional bedrooms, both with built-in robes
- Good sized main bathroom with great storage
- Ducted reverse cycle air conditioning throughout
- Split system air conditioning units in living room and second bedroom
- Under tile heating and heated towel racks in both bedrooms
- Renovated laundry
- 8.58kW solar panels
- Updated light fittings throughout
- Smart locks on front and back doors
- Double glazed windows throughout (excluding one living room window)
- Double lock up garage
- Paved outdoor entertaining area
- Mature gardens with fruit trees and a thriving vegetable garden
- Spacious backyard with pergola area, chicken coop, and a grass area for children and pets to play
- Walking distance to Arawang Primary School, Waramanga shops and Mt Taylor Nature Reserve
- Close to Stromlo High School, Cooleman Court, and Woden Town Centre

WHAT THE SELLERS LOVE ABOUT THE HOME

1. The wonderful location - close proximity to Woden, only a 10 minute car ride into the Canberra CBD and walking distance to multiple nature reserves.
2. A warm and welcoming neighbourhood and community. We have fantastic neighbours and Waramanga shops has become a great little spot with the addition of 'The Village' cafe.
3. A quiet street with our own little garden oasis out the back. Great for escaping the stress of the day.

STATISTICS (all figures are approximate)

EER: 1.0 Home Size: 110m² Garage: 34m² Land Size: 725m² Construction: c1960 Land Value: \$670,000 (2023) Rates: \$956 per quarter Land Tax: \$1,892 per quarter (only applicable if not primary residence) Rental Range: \$720 - \$750 per week