

16 Burara Crescent, Waramanga, ACT 2611

LUTON

Townhouse For Sale

Thursday, 16 May 2024

16 Burara Crescent, Waramanga, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 113 m2

Type: Townhouse



Tim and Justine Burke
0261780200



Julia Atkinson
0261780200

Auction

Don't miss your opportunity to secure this single level Willemsen townhouse in easy walking distance of Waramanga shops, Arawang Primary School and Waramanga Playing Fields. With the classic Willemsen traits of good light and easy flow, this free-standing townhouse in peaceful, tree-lined Burara Crescent will feel like home the moment you step in the door. It has been thoughtfully updated with newly-installed hybrid floors, easy-to-maintain gardens, a firepit and multiple outdoor entertaining zones. The living spaces feel expansive and warm, enjoying plentiful light and pleasant garden views. The neat and practical kitchen features generous bench space, a four burner gas cook top, wall oven and a pull out pantry. The three bedrooms all benefit from built-in wardrobes, with the main bedroom featuring neat ensuite and a bright easterly aspect. Waramanga truly is a wonderful suburb for those seeking the prized leafiness and generous green spaces of Weston Creek. This townhouse is ideally located, close to all amenities and on a quiet street lined with graceful eucalypts. Features:- Light and fresh Willemsen build and built free-standing townhouse- Generous living spaces- Newly installed hybrid floors throughout the home - Updated kitchen with gas stove and wall oven- Three bedrooms all with built-in wardrobes- Updated bathroom plus ensuite- Ducted gas heating, ducted evaporative cooling, split-system cooling in main bedroom and ceiling fans in living areas- Spacious and low-maintenance external spaces- Firepit area- Raised vegetable gardens- Huge communal garden- Double garage with auto door- Brilliant location in easy walking distance from schools, local shops and Coleman Court - Rental appraisal of \$670 to \$710 per week EER: 2.5 Land Size: 422m² Living Size: 113m² (approx.) Land Rates: \$2,796 p.a (approx.) Body Corporate: \$3,359 (approx.)