

16 Gruner Street, Weston, ACT 2611

LUTON

Sold House

Friday, 11 August 2023

16 Gruner Street, Weston, ACT 2611

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 693 m2

Type: House

Contact agent

Sure it needs some work however the rewards for the astute buyer will be enormous. Whilst being cosmetically challenged, the existing residence is structurally sound and beautifully sited on the block providing huge scope to extend further and modernise or simply demolish and construct that special home you have always dreamt of - the options are virtually limitless. Presented in original condition throughout, this classic 1970's residence features a functional single-level layout with an approximate floor area of 106 sqm incorporating separate living room and casual family/meals area overlooked by the tidy kitchen with breakfast bar. The bright bathroom features the traditional "shower over bath" layout complemented by a separate WC. All three bedrooms are of a generous size and a large separate laundry room adds further scope for an imaginative reconfiguration of the floor plan. The property is within easy strolling distance of a wide array of denominational schools, local recreational areas, sports facilities, medical centres, popular clubs and the Coleman Court Shopping precinct with its myriad of cafes and restaurants. Truly a brilliant opportunity to secure your future with a first class property in a prime central Weston Creek location with potential galore. FEATURES INCLUDE:-* Elevated 693 sqm land parcel with gentle front to back contour* Structurally sound original three bedroom residence of 106 sqm (approx) * Squarely sited on block enabling simple extension options* Separate living room with feature gas fire place and R/C air-conditioner* Functional kitchen with breakfast bar * Additional family/casual meals area overlooked by kitchen* Bright bathroom with segregated WC* Separate laundry room* Good sized secure back yard with mature trees* Single carport car accommodation* Short distance to local primary and secondary schools, sports fields and Coleman Court shopping precinct