

# 16 Warrai Place, Waramanga, ACT 2611

## House For Sale

Friday, 3 May 2024



16 Warrai Place, Waramanga, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 949 m2

Type: House



Chris Wilson  
0418620686



Jack Wilson  
0402367713

## Auction 25/05/24 at 12:00pm

An established and much-loved family entertainer which is perfect for a young family looking for their next home. It sits on a generous 949m<sup>2</sup> block next to the reserve and parkland and close to good schools. This home features segregated and comfortable living areas, a kitchen and dining space which looks out to the private, leafy backyard and opens to the outdoor entertaining area. There are four generous bedrooms including a main bedroom with ensuite. With an abundance of natural light and boasting original hardwood flooring, this home has huge potential. Standout features include:

- Large block nestled next to the reserve
- Multiple and segregated living areas including lounge and family room
- Double garage with internal access
- Hardwood flooring
- Built in wardrobes in three of the four bedrooms
- Reverse cycle air conditioning
- Electric cooktop and oven

UCV: \$765,000 Block Size: 949m<sup>2</sup> House Size: 144m<sup>2</sup> (approx.) Year of Construction: 1971 EER: 0.5 Outgoings: General Rates: \$985 p/qtr (approx.) Land Tax (investors): \$1,760 p/qtr (approx.) Disclaimer: The material and information contained within this marketing is for general information purposes only. Cream Residential Pty Ltd does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. We recommend all interested parties to make further enquiries and seek further advice. You should not rely upon this material as a basis for making any formal decisions.