

18 Kirkton Street, Wanniassa, ACT 2903

Sold House

Wednesday, 13 September 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 757 m2

Type: House



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Situated in the sought-after suburb of Wanniasa, this beautifully presented four-bedroom home offers all the hallmarks of sought-after living: location, lifestyle, and comfort. Elevated in its positioning and offering great views and light-filled living, with gorgeous renovations and updates throughout, a fantastic outdoor entertaining deck and an in-ground swimming pool for summer entertaining. Don't miss your opportunity to secure a wonderful place to call home.

FEATURES

- Fully renovated family home in Wanniasa
- Four spacious bedrooms, three with built-in robes
- Master bedroom with renovated ensuite
- Huge, renovated kitchen with stone bench tops and splash back, quality appliances, walk-in pantry and loads of cupboard and bench space
- Servery from kitchen window through to outdoor entertaining
- Spacious meals area off kitchen
- Large, sunny and open plan living and dining area
- Renovated main bathroom and laundry
- Ducted reverse cycle air conditioning throughout with zoning for each of the bedrooms, bathroom, kitchen and living spaces
- Large double garage with new automatic doors
- Workshop/storeroom at rear of garage with potential to convert to an additional living space
- Large, covered deck, perfect for entertaining
- In-ground swimming pool
- Double glazed windows and doors with UPVC frames throughout with inset honeycomb top down, bottom up blinds
- New hybrid wooden flooring through living, kitchen and hallway
- New carpet in bedrooms
- Solar ready switchboard
- 1000L rainwater Ecosac under the deck with pump for re-use
- Landscaped and low maintenance gardens
- Walking distance to Wanniasa School (Junior & Senior campuses)
- Close to Wanniasa Hills Primary School, Wanniasa Shops and Erindale shopping centre
- Short drive to Tuggeranong and Woden town centres

WHAT THE SELLERS LOVE ABOUT THE HOME

1. Luxurious kitchen great for entertaining with ample bench and storage space.
2. Stunning views from the expansive living room with glorious afternoon sun.
3. Multi-purpose backyard to cater for all seasons including covered outdoor entertaining, swimming pool and purpose built space for a firepit.
4. Proximity to amenities including walking distance to Wanniasa and Erindale shops and food precinct, sporting fields and parks, as well as a short drive to the Tuggeranong Town Centre.

STATISTICS (all figures are approximate)

EER: 2.0
Home Size: 162m²
Garage Size: 40m²
Land Size: 757m²
Construction: 1978
Land Value: \$485,000 (2023)
Land Rates: \$698 per quarter
Land Tax: \$1,374 per quarter (only applicable if not primary residence)
Rental Range: \$780 - \$800 per week