

# 19 & 19a Langridge Street, Wanniassa, ACT 2903



## House For Sale

Friday, 17 May 2024

19 & 19a Langridge Street, Wanniassa, ACT 2903

Bedrooms: 6

Bathrooms: 5

Parkings: 2

Area: 826 m<sup>2</sup>

Type: House



Sean Tognella

0406473575

## AUCTION 22/06/24

Situated in the heart of a family-friendly suburb sits an incredible property promising a lifetime of warmth and comfort, and cherished memories just waiting to be made. Purchased on a memorable day in December 2013, 19 Langridge Street hosts the heart-warming tales of a growing family. Immediately falling in awe of not only the home and its whopping 827 square metres of land, but its prime location, being just a stone's throw from the local shops and schools, they knew this property would provide the perfect place to raise their four children. Stepping inside the main residence, a cosy abode awaits. A well-appointed kitchen comes complete with modern appliances, making meal prep a breeze, while a spacious family room beckons lazy Sunday mornings. The homeowners reminisce on many hours spent in the sun-drenched lounge, while enjoying the aromas of homecooked meals. Fit with a family friendly floor plan, complete with multiple living spaces including a generous sunroom, this home offers three sizeable bedrooms, boasting built-in wardrobes, ensuring private spaces for each member of the household and their belongings. The spacious master suite offered a parent's retreat, complemented by its very own private ensuite. The rumpus, sunroom, and sheltered pergola outside provided versatile spaces, used as extra lounge rooms for movie nights, studios for study, or fitness havens. Here, countless memories have been made over the years, from impromptu dance parties and jammin' with the family, while family and friends played instruments, to quiet evenings spent enjoying the cool evening breeze in moments of serene bliss. In 2018, the homeowners constructed the second residence. With an eye toward the future, this structure stands as a testament to comfort, convenience, and innovation – designed to maximize the potential of the block. Offering an ideal sanctuary for family life and intergenerational living, this residence also promised as an investment for years to come. Wide doors draw you into a thoughtfully designed space, featuring two bedrooms and a study that can easily double as a third bedroom. The master suite is a tranquil oasis, complete with a private ensuite and generous walk-in wardrobe for added luxury. Throughout the home, modern conveniences abound, from the Daikin ducted gas heating and cooling system to the double-glazed windows that keep the elements at bay, fit with sheer and block out roller blinds for privacy from the main residence. The garage, insulated for further comfort, offers ample space for two cars and storage aplenty, complete with a third bathroom for family versatility. As the sun sets over both homes, laughter echoes off the walls and music fills the air as family and friends gather for their final moments within these spaces. Preparing to bid farewell to their beloved homes and the end of the chapter spent at 19 Langridge Street, the family holds onto the hope that the next inhabitants will continue the legacy of love and laughter and create cherished memories of their own within their walls.

**More Details:-**  
Spacious block ft. main residence & granny flat- The main residence comprises of three-bedrooms & two bathrooms- The second residence comprises of three-bedrooms, three-bathrooms & double car garage- Spacious shared backyard ft. artificial turf, established low-maintenance gardens & semi-permanent gazebo- Within walking distance of Lake Tuggeranong & local playgrounds- Short commute to Coles Wanniasa, Erindale Vikings & Shopping Centre inc. car wash & an abundance of restaurants- Approx. Block Size: 826 sqm- Approx. Council Rates: \$2955.68 per annum- Approx. Total Rental Return: \$900 per week

**MAIN RESIDENCE:-** Year Built: 1976- EER: 1 star- Generous master bedroom ft. Mitsubishi split system heating/cooling, built-in wardrobe & private ensuite- Two additional bedrooms ft. built-in wardrobes- Open plan living, kitchen & dining ft. Panasonic split system heating/cooling- Kitchen ft. double stainless-steel sink, free-standing Belling electric 4 cooktop & oven, Bellini dishwasher, Samsung double door fridge/freezer, breakfast island & ample cabinetry- Floating wood-look flooring throughout- Multiple living spaces inc. rumpus, segregated living room with carpet & generous sunroom- Ceiling fans throughout- Gas hot water- Fully tiled main bathroom ft. large built-in corner bathtub, large separate shower- Separate vanity & toilet- Large laundry ft. Hisense washing machine & Whirlpool dryer- Spacious undercover entertainment space- Low-maintenance, established gardens- On-site parking in front yard- Approx. Living Size: 111.3 sqm- Approx. Rental Return: \$620 per week

**SECOND RESIDENCE:-** Year Built: 2018- EER: 6 stars- Honeywell electric security system for front door- Generous master bedroom ft. walk-in wardrobe, private, fully tiled ensuite & sliding door access to backyard- Two additional bedrooms, one ft. built-in wardrobe- Open plan living, kitchen & dining- Kitchen ft. two single stainless-steel sinks, new Bellini electric cooktop, DeLonghi built-in electric oven, Omega dishwasher & marble benchtops & splashback- Timber-look floor tiles throughout- Daikin ducted reverse cycle gas heating & cooling (inc. inside garage)- Double-glazed windows ft. sheer & block out roller blinds- Fully tiled main bathroom ft. oversized shower- Additional fully tiled bathroom located in garage- Wide doors throughout (wheelchair friendly access)- 400L water heat pump- 4000L rainwater tank- Terracotta roof tiles- Low-maintenance, established gardens- Double car, lock up garage ft. insulation, ample storage space, internal access & roller door access to the rear of

the property- Approx. Living Size: 90 sqm- Approx. Garage Size: 43 sqm- Approx. Rental Return: \$650 per week