

19 Longmore Crescent, Wanniassa, ACT 2903

Sold House

Wednesday, 13 September 2023



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Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 619 m2

Type: House



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Contact agent

If location and long-term potential with the ease of low maintenance living are high on your wish-list, this home is not to be missed. Almost fully renovated and offering a great practical layout with a private yard, and the bonus of an additional studio/workshop space at the rear - there's nothing to do but move in and enjoy. Walking distance to Wanniasa shops, and only a short drive to Tuggeranong and Woden Town Centres.

FEATURES

- Easy care home in great location on an RZ2 block
- North facing to the rear
- Spacious and open plan living and dining area
- Good sized kitchen with ample cupboard and bench space
- Renovated bathroom, separate toilet and laundry
- Three generous bedrooms, all with built-in robes
- Separate renovated studio with electricity, ideal for home office or second living area
- Private yard, with large deck overlooking reserve that extends the indoor living area
- Plenty of storage options
- Neutral decor throughout
- Double carport with rear yard access
- Ducted Fujitsu reverse cycle heating and cooling system
- Ceiling fans in living area and master bedroom
- Walking distance to Wanniasa shops
- 5-minute drive (approx.) to Erindale Shopping Centre
- Short drive to Tuggeranong & Woden Town Centres, and The Canberra Hospital
- Close to many scenic walking trails including The Wanniasa Hills Nature Reserve, The Farrer Nature Reserve and Mount Taylor Nature Reserve just minutes away
- Easy access to public transport
- Close to Childcare, Primary and Secondary Schools (including Wanniasa School - Junior Campus, Wanniasa Hills Primary School, St. Anthony's Primary School, Trinity Christian School, St Mary MacKillop College and Erindale College)

WHAT THE SELLER LOVES ABOUT THE HOME

1. Location, Location, Location - the location is so convenient. Easy access to shopping centres and the main arterial routes to get around Canberra. It's a quick trip to the airport and a convenient commute to the Parliamentary Triangle and CBD.
2. The back yard - nice and private with a well maintained reserve at the rear and amazing sunset views from the deck.
3. The studio - such a great sunny little space to be creative in.

STATISTICS (all figures are approximate)

EER: 0
Home Size: 102m²
Carport Size: 32m²
Studio: 18m²
Land Size: 619m²
Land Value: \$443,000 (2023)
Construction: c1970
Land Rates: \$749 per quarter
Land Tax: \$1,256 per quarter (only applicable if not primary residence)
Rental Range: \$630 - \$650 per week