

2 Bolton Place, Wanniassa, ACT 2903



House For Sale

Sunday, 31 December 2023

2 Bolton Place, Wanniassa, ACT 2903

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1123 m2

Type: House



Tom Wiggins
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Jaimy Butler
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Auction - 03/02/24

What you see: A modern family home with all the hard work done for you. With an expansive 1123m² allotment, think of weekends spent entertaining on the rear deck with a wine in hand, while watching the kids play in the rear yard. What we see: Nothing to do but turn the key for your next chapter to begin. See more: Generous 1123m² corner block Thoroughly renovated and updated throughout Updated kitchen featuring induction cooktop, oven, dishwasher and ample storage Master bedroom includes built-in robe Additional two bedrooms include built-in robes Renovated bathroom features bath tub, under-tile heating and heated towel rails Entertainment joinery in living area Freshly painted throughout Updated timber flooring and carpet throughout Double-glazed and single-glazed windows Window furnishings throughout Large laundry with bench space and storage Ducted gas heating and reverse cycle air-conditioning Landscaped and manicured yards include fire pit, pizza oven and vegetable garden Irrigation throughout gardens 6.64kw microinverter solar panels Total rainwater storage 27000L Large double garage with workshop area and split air-conditioning Priority enrollment area for Erindale College, Wanniasa School and Wanniasa Hills Primary School Multiple access points to the block (1 adjoining neighbour) Within a 2 minute drive to Erindale College Within a 2 minute drive to St Mary MacKillop College Within a 4 minute drive to Wanniasa Shopping Centre Within a 4 minute drive to Erindale Shopping Centre Within a 5 minute drive to Wanniasa High School Within a 5 minute drive to Wanniasa Hills Primary School Within a 5 minute drive to South Point Tuggeranong Within a 5 minute drive to Mount Taylor Within a 19 minute drive to Canberra CBD Total house area: 146m² Living: 104m² Deck: 42m² Garage: 50m² Block: 1123m² Built: 1975 EER: 5.5 Rates: \$2,960 p.a Land tax: \$4,937 p.a Rental appraisal: \$630 - \$680 p.w Disclaimer: Please note the property will not be marked under offer and inspections will not cease until the exchange of contracts has taken place. The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.