

20 Guthridge Crescent, Wanniassa, ACT 2903

Sold House

Thursday, 12 October 2023

20 Guthridge Crescent, Wanniassa, ACT 2903

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 815 m2

Type: House



Jane Macken
0262888888



Emma Robertson
0422415008

\$740,000

Situated in the heart of the family friendly suburb of Wanniasa stands 20 Guthridge Crescent. This updated three-bedroom home is ready to welcome its new owners: first home buyers, investors or downsizers. Private and set back from the road, this home is sure to surprise you. The floorplan was designed with family living in mind, the large living is open plan, bright and airy. The kitchen is partially separated, recently renovated with gas cooktop and canopy rangehood plus dishwasher, it is the perfect place to cook up a storm whilst looking out to the outdoor entertaining area watching the kids play. There is also a fully renovated bathroom, additional powder room for family convenience, and a large, renovated laundry on this level. Accommodation is in the form of 3 large bedrooms, all ideally located on the upper split level and feature built in robes and fresh carpet. The outdoors hosts unlimited entertaining options, with a large covered entertaining area, fantastic flat grassed areas, established gardens including two lemon trees. There is also a double metal garage and garden shed. Wanniasa is the up-and-coming suburb of Tuggeranong with high growth and more families flocking to this great area, being in close proximity of both the Tuggeranong and Woden Town Centre, Nature Reserves and the thriving Erindale Centre. Why wouldn't you want to call 20 Guthridge Crescent home. Features: - Private and freshly updated family home- Bright open plan living and dining- Three bedrooms all with built in robes- Modern kitchen with gas cooking, canopy rangehood, dishwasher, stone benchtops and clever storage- Updated main bathroom plus additional powder room for added convenience- Double garage and garden shed- Two linen closets- Large modern laundry- Timber flooring and fresh carpet throughout- Outdoor entertaining with covered, grassed and paved areas plus established gardens and lemon trees Land Size: 815m² (approx.) Living Size: 102m² living + 40m² garage (approx.) Rates: \$2,952 p.a. (approx.) Land Tax: \$4,912 p.a. (approx.) UV: \$526,000 (2023) Construction: 1976 EER: 4.5 stars