

# 203 Longmore Crescent, Wanniasa, ACT 2903



## House For Sale

Friday, 8 March 2024

203 Longmore Crescent, Wanniasa, ACT 2903

**Bedrooms: 4**

**Bathrooms: 2**

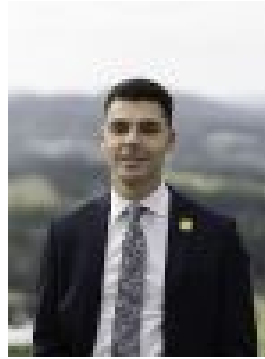
**Parkings: 2**

**Area: 823 m2**

**Type: House**



Alec Brown  
0406866007



Kaine Walters  
0450146538

## **Auction 27/03/2024**

It's not often you find a home with as much versatility as at 203 Longmore Crescent. For the growing family, discover the benefits of an expansive floor plan with multiple living spaces and exceptional privacy. The smart tradesperson will see the long term potential on offer. An 823sqm RZ2 block only a few minutes walk from the thriving Erindale Town Centre and 108sqm garaging, circular drive and the potential to add easily further carport/caravan storage tells the story. Inside has been tastefully updated with a new kitchen, laundry and 4th bedroom accommodating the family in style while you wait for the day to capitalise on the stunning Brindabella views to take a step up the property ladder. This pocket of Wanniasa is home to a strong community of neighbours, and surrounded by long term residents. Family Friendly. Future Potential. Move in and make it home. Property Features: • New modern kitchen fitted with quality appliances • Separate living and family room with plenty of room for the family • Master bedroom fitted with an ensuite and walk in robe • Three oversized additional bedrooms • Main bathroom fitted with shower and separate bath • Large entertaining deck • Easy-care established gardens • Private front courtyard • Oversized two car garage with workshop and storage • Plenty of off street parking • Ducted gas heating • Ducted evaporative cooling • RZ2 Zoning • Block: 823 sqm • Living: 180sqm • Garage: 108sqm • EER: 3.0 • Rates: \$2,669pa • Land Tax: \$4,253pa (Investors only) • UV: \$431,000 (2023) Close Proximity To: • Canberra Hospital • Erindale Shopping Precinct • Wanniasa Shops • Tuggeranong South Point • Woden Westfield • Wanniasa Primary School • St. Anthony's Primary School • Trinity Christian School • St. Mary McKillop College • Erindale College • Arterial roads and public transport • Wanniasa Hills Nature Reserve Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.