

21 Damala Street, Waramanga, ACT 2611

LUTON

House For Sale

Thursday, 9 May 2024

21 Damala Street, Waramanga, ACT 2611

Bedrooms: 3

Bathrooms: 3

Parkings: 4

Area: 901 m2

Type: House



Tim and Justine Burke
0261780200



Julia Atkinson
0261780200

Auction

Enjoying a super-convenient location, this modern, large split-level home is absolutely perfect for a growing or multigenerational family, with an excellent layout providing segregated living spaces and sleeping quarters to meet everyone's needs. The home has been fully renovated and repainted inside and out in a neutral colour palette. The lower level comprises a double auto-door garage with a fast electric car charger and internal access, a huge games/utility room, home office with external access, another room with a built-in wardrobe, and a bathroom. On the upper level the generous, welcoming lounge and dining spaces have direct access to the open-plan kitchen and meals area. The kitchen has views direct to the large open backyard, stone benchtops and breakfast bar, good storage, dishwasher, gas cooktop and electric oven. Also on this level are the main bedroom with walk-through wardrobe and roomy updated ensuite, two additional bedrooms with built-in wardrobes and the updated family bathroom. The home's interior comfort is assured with ducted reverse-cycle heating and cooling, with the solar system contributing to electricity costs for the home and car. The meals area flows out to a fantastic sunroom, a beautiful light-filled space with high vaulted ceiling, triple-aspect windows and direct access to a covered entertaining deck which leads down to the private, good-sized and super-easy care rear yard with paved area, lawn area, huge, insulated shed/second garage and garden shed. The home's front yard is equally low maintenance with attractive landscaping. A quick walk away are three schools (St John Vianney's Primary School, Arawang Primary School, and Mount Stromlo High School), local shops (café, bakery, post office and supermarket) and playing fields. Also, within walking distance or a short drive is the comprehensive Cooleman Court precinct.

Features:-
- Super-convenient location
- Large fully renovated home, versatile layout
- Great options for working from home, teenagers retreat, entertaining in and outdoors
- Three bedrooms, all with new carpet
- Updated bathroom and ensuite upstairs, and additional bathroom downstairs
- Loads of storage with additional garage at the back
- Ducted reverse-cycle heating/cooling
- 2.5kW solar system (currently on a \$0.45 feed in tariff)
- 3 phase electric vehicle charger
- Double auto garage with internal access, plus second garage at rear with a separate driveway and access – perfect for a boat/caravan
- Primary and secondary schools, sport ovals and Cooleman Court precinct within walking distance
- Rental appraisal of \$750 to \$800 per week EER: 1
Land Size: 901m² House Size: 208m² (approx.) Garage: 41m² (approx.) Land Rates: \$3,498 p.a (approx.) Land Value: \$661,000 (approx.)