

**22 Cruikshank Street, Wanniassa, ACT 2903**

**independent**  
PROPERTY GROUP

**House For Sale**

Wednesday, 28 February 2024

22 Cruikshank Street, Wanniassa, ACT 2903

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 870 m2**

**Type: House**



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**\$1,195,000**

Set within an elevated position in Wanniasa Hills is this exceptional family home that has been beautifully renovated with impeccable style and quality to create a new home feeling amongst an established, tightly held street. Inside, carefully retained elements of the original home such as the arched doorways and elegant timber windows blend with the modern renovations to create a striking interior. The spacious and light-filled, open plan living and dining area features quality engineered timber floors as well as direct access out to a covered balcony with magnificent views towards the Brindabella's. The contemporary kitchen combines practicality with style and features the trimmings of an executive residence including quality Bosch appliances, stone benchtops and accompanying splashback as well as an abundance of soft-close cupboards and drawers. Adjoining the kitchen is a large, light-filled family room or informal meals area which leads to a merbau deck and large, terraced backyard. The garden enjoys multiple areas to both relax and entertain along with plenty of space for the kids to run around and play. Additionally, there is an enclosed veggie garden with raised planter beds. The luxurious main bedroom features bedside pendant lighting, plush carpet underfoot, a walk-through wardrobe and a remarkable ensuite oozing style and sophistication with full-height tiling, frameless glass shower with rainfall shower head, wall-hung vanity and high-quality brushed nickel tapware. The remaining bedrooms include new carpets and built-in mirrored wardrobes, with bedrooms 2 and 3 enjoying superb views. The equally impressive main bathroom features terrazzo look tiles, a freestanding back to wall bathtub, frameless glass shower with rainfall shower head, brushed nickel tapware and backlit mirror. The laundry has also been completely renovated and includes quality fixtures, stone benchtops, plenty of cupboard space and direct access to the backyard. Ducted reverse cycle heating and cooling ensures year-round comfort while new gutters and flashing removes the need for unwanted and expensive upfront maintenance. An oversized 51m<sup>2</sup> double car garage with automatic roller doors has plenty of additional space for a home workshop or built-in storage while the subfloor of the house is easily accessible. It's clear from the outset that no detail has been spared or overlooked in this exceptional home befitting of its outstanding location. Nearby amenity is within easy reach including Erindale shops and Active Leisure Centre, quality local schools from preschool through to college, local playing fields and tennis courts. Additionally, this exceptional location is within 10 minutes to both Woden and Tuggeranong Town Centre's. Features:- 871m<sup>2</sup> block in tightly held Wanniasa Hills address- Exceptionally renovated home with 153m<sup>2</sup> of living and a huge 57m<sup>2</sup> garage for a combined 211m<sup>2</sup> under roofline- Elevated position with Brindabella Mountain range views- Contemporary kitchen with quality Bosch appliances, stone benchtops and splashback - Executive main bedroom suite with walk-in wardrobe and stunning ensuite complete with frameless glass shower and rainfall shower head- Impressive main bathroom with back to wall freestanding bathtub, frameless glass shower with rainfall shower head, terrazzo look tiles and backlit mirror- Ducted reverse cycle heating and cooling- Quality engineered timber flooring throughout living areas- Freshly painted throughout and new carpet in the bedrooms- Fully renovated laundry with stone benchtops and abundance of storage- Built-in mirrored wardrobes in remaining 3 bedrooms- Huge terraced backyard with multiple entertaining and play areas including merbau deck, separate paved pergola and enclosed veggie garden- Double car garage with automatic roller doors and room for workshop or additional storage- New Colorbond gutters and fascias, double-glazed windows to the rear of the home plus wall and ceiling insulation- Easy walking distance to Erindale shops, local schools and recreational facilities and less than 10 min drive to either the Woden or Tuggeranong Town Centre's