

22A Larakia Street, Waramanga, ACT 2611

Sold House

Friday, 27 October 2023

22A Larakia Street, Waramanga, ACT 2611

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 85 m2

Type: House



Brett Hayman
0411414624



Martin Faux
0421593602

\$600,000

Set in a peaceful location within short walking distance to local shops & schools as well as being only minutes drive from both the Cooleman Court & Woden Town Centre, this charming 2 bedroom single level free-standing dual occupancy is a truly rare offering. The well designed floor plan incorporates an open plan living area, separate eat-in kitchen, spacious bedrooms with built-in-robos as well as a neat updated bathroom & laundry which are all beautifully complemented by a large covered pergola in a newly landscaped courtyard area, creating another versatile living space. Surrounded by low maintenance gardens, there is enough room for a veggie patch or room for the family pet to run around. Car accommodation is provided by a single space in a shared carport. Additional features include reverse cycle air conditioning, new window treatments, fresh paint inside & out, new solar power system plus many more. Only minutes stroll from local shops, schools & with bus stops only metres from your door step, this is an outstanding offering that is sure to be popular. If you have been searching for that elusive low maintenance free-standing dual occupancy in a sought-after location then this is your newest address. Features:- Two bedroom design- Open plan living area- Eat-in style kitchen- Freshly painted inside & out- Spacious bedrooms with built-in-robos- Neat bathroom & laundry- Large outdoor pergola- New paved courtyard- Outdoor entertaining deck- Free standing- 3kw Solar power system- Single level- Reverse cycle air conditioning and ceiling fans in living rooms and bedrooms- Car port car accommodation- Bus stops metres from the door- Walking stroll to local shops- 1.5km Cooleman Court Shopping Centre- 5 minute drive to Woden Town Centre - 900m to Waramanga Shops with medical centre, IGA, pharmacy, Village cafe and new nature playground - 800m to Arawang Primary School, 1.2km to St John Vianney Primary - 2 km to Stromlo High School - Adjacent to off road path network connecting to playing fields, schools and local amenities - Convenient access to arterial road network - Hindmarsh Drive and - Tuggeranong Parkway Rates: \$2,825 pa Land tax: \$3,842 pa EER: 2.0 Living: 85sqm