

26 Abernethy Street, Weetangera, ACT 2614

House For Sale

Tuesday, 23 April 2024



26 Abernethy Street, Weetangera, ACT 2614

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 926 m2

Type: House



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Auction 18/05/24

The size and flexibility of the interior living spaces of this solid family home are matched only by the size and flexibility of the sprawling outside areas on its 925m² block. The backyard has zones that include a covered deck, terrace, lawned play area, established vegetable path and a second, central deck that would be ideal for a spa. There's an elevated covered verandah to the front plus a dedicated side parking bay large enough to accommodate a caravan, boat or work vehicle. The interior's voluminous rooms can be adapted for a variety of purposes. The spacious separate dining room could be used as family room, play room, rumpus or gaming room, leaving the casual meals space - replete with dry bar - as the main eating Area. A large formal lounge off the dining room has two sets of double-glass sliding doors, that when closed, give the room a deeply hushed and comforting feel. There's also sunroom that spills out to the rear terrace and has potential use as a seasonal lounge or gym. Bedroom four, which has access to the sunroom, could be repurposed as a generous home office. Three other bedrooms include the master which benefits from banks of custom built-in wardrobes and an updated ensuite with rainfall shower. The family bathroom, too has had contemporary updates and now offers enormous amounts of storage. With the Weetangera shops at the end of the street and less than 10 minutes' stroll from Weetangera Primary School or 20 minutes to Hawker shops' supermarket and restaurants, living here means there's plenty of scope to reduce the time spent in the car. FEATURES • Elevated family home set back from the street • Quiet, central location • Close to Pinnacle Nature Reserve walking trails • Energy efficient upgrades • Zoned evaporative cooling and ducted gas heating • Updated laundry • Parquetry floors to kitchen/meals • Breakfast bar • Double wall oven, electric cooktop and dishwasher • Exceptional storage • Custom built-in wardrobes to master and bedroom • Updated laundry • Double garage with storage • Double carport • Garden shed • Large, north-facing flat rear yard with low-level shrubbery • Year Built: 1968 • Block: 925m² • Residence: 178.58m² • Garage: 53.94m² • Rates: \$3,748 p.a • Land Tax (if rented): \$6,633 p.a Please Note: Whilst all care has been taken by Ray White Canberra to ensure accuracy in the preparation of the particulars herein, no warranty or representation, express or implied, as to the accuracy or completeness of the particulars provided is made or given by us and interested parties must therefore rely on their own enquiries. Liability for any error, omission, negligence or misrepresentation is hereby excluded.