

26 Halfrey Circuit, Wanniasa, ACT 2903

LUTON

Sold House

Monday, 14 August 2023

26 Halfrey Circuit, Wanniasa, ACT 2903

Bedrooms: 4

Bathrooms: 2

Area: 897 m2

Type: House



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Contact agent

This property is truly exceptional! Featuring a contemporary and light-filled split-level design and situated next to parkland on a tranquil loop street, it provides an ideal location for families with children to enjoy outdoor activities. Adults can appreciate its modern design, picturesque views and sense of seclusion combined with accessibility to excellent amenities and a low-maintenance relaxed lifestyle. The functional floor plan is designed for easy family living and boasts a cosy lounge room with a raked ceiling and slow combustion fireplace, perfect for movie nights in. Featuring a separate main bedroom with a walk-in wardrobe and ensuite, three additional bedrooms (two with built-in wardrobes), a beautifully-appointed main bathroom with heated towel rails and full-height wall tiles, and a versatile games room with external access, it provides the flexibility perfect for family living. The family and dining area are located on the top level, maximizing natural light and scenic views that can be enjoyed from every window. The centrally-located kitchen is open to the family room and connected to the dining area, complete with an expansive stone benchtop, breakfast bar, double oven, electric cooktop, and ample cupboards. It provides the perfect heart to the home for socialising with the family, with direct access to the timber-decked balcony, providing an additional outdoor entertainment area. The home is equipped with four reverse cycle split systems, a panel heater, and a slow combustion heater in the lounge room with a heat transfer for year-round comfort. The property has been designed to maximize outdoor living, with a secure rear yard surrounded by Colorbond fencing, raised vegetable garden beds, lawned areas, paved paths, and a free-standing studio, perfect for teenagers or a separate home office. A rear gate provides easy access to the playground equipment in the adjacent park. Additionally, there is plenty of off-street parking and a shaded area covered by a sail. The property is conveniently located within walking distance (or a quick drive) to the Wanniasa or Erindale Shopping Centre, numerous restaurants and retail options, and two primary schools and a high school. Features:- Fantastic position in a quiet loop street, adjacent to open parkland and playground- Contemporary split-level with vaulted ceilings, light-filled and lovely views to Mount Taylor- Segregated bedrooms, living areas and outdoor spaces- Large laundry- Updated fixtures and fittings - Good-sized games room with external access plus external studio – great for teenagers or a separate home office!- Reverse cycle split systems, panel heater and a slow combustion fireplace- Perfect home for a large growing family, close to numerous education and lifestyle venues- Surrounded by established gardens, with multiple entertaining space- Rental appraisal of \$700 to \$750 per week EER: 2.5 Land Size: 897m² Living Size: 172m² (approx.) plus 36m² (approx.) games room Land Rates: \$2,836 p.a (approx.) Land Value: \$539,000 (approx.)