

# 27 Alawa Street, Waramanga, ACT 2611



## Sold House

Saturday, 13 January 2024

27 Alawa Street, Waramanga, ACT 2611

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 713 m2**

**Type: House**



Adrian Southern

**\$820,000**

Positioned in one of Waramanga's signature streets, this charming single level home combines generous sunlit interiors including separate lounge room and dining room living areas, lovely street appeal, and a gently sloping parcel of land that could easily accommodate any future scope for extensions or renovations. This immediately inviting property offers spacious contemporary living, neat kitchen with gas and electric 600mm freestanding cooking appliances, and ample bench and cupboard space all within a fluid design that flows outdoors to the covered entertaining area overlooking the grassed backyard. The home showcases three generous bedrooms with two offering built-in robes and a master suite that can certainly accommodate any king-sized bed setting. In-floor ducted gas heating system service the entire home as well as a wall mounted reverse cycle air-conditioning unit in the living areas. The kids or family pet will love the amount of backyard space to play in and will provide endless possibilities for future expansion (subject to approvals). There's a single enclosed garage to the side of the residence as well as off street parking. With a convenient peaceful location just minutes from Mount Stromlo High school, Arawang Primary school, Cooleman Court shopping centre and Oakey Hill reserve with walking tracks, this sensational property has all the right ingredients for family living or perhaps a renovating project. Please understand that open times are subject to change, so check the website ([Allhomes.com.au](http://Allhomes.com.au)) on the day of the scheduled open for any changes or cancellations. Property Features: • Desirable quiet and convenient location close to schools and shops • Three bedroom privately built home with built-in robes to two bedrooms • Two separate living areas - lounge room and dining room • Kitchen with 600mm freestanding gas/electric cooking appliances, stainless steel range hood • Ducted gas heating plus wall mounted reverse cycle air-conditioning unit • Block out and transparent blinds • Gas hot water service • Covered entertaining area • Secure low maintenance back yard with fruit trees • Single semi enclosed garage with automatic garage door • Block size: 713m<sup>2</sup> approx. House size: 111m<sup>2</sup> approx. • Block: 5 Section: 12 • Build year 1970 • UV 2023 \$655,000. Rates: \$3,469 approx Land tax: \$6,034 approx Disclaimer: Whilst every effort has been made to ensure the accuracy of the above and attached information, no warranty is given by the agent, agency or vendor as to their accuracy. Interested parties should not rely on this information as representations of fact but must instead satisfy themselves by inspection or otherwise.