

27 Garanya Street, Waramanga, ACT 2611

LUTON

Sold House

Monday, 14 August 2023

27 Garanya Street, Waramanga, ACT 2611

Bedrooms: 3

Bathrooms: 1

Area: 973 m2

Type: House



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Contact agent

Nestled amongst established gardens that offer excellent privacy and a leafy outlook, this lovely home provides a wonderful opportunity to buy into this popular suburb and take advantage of a very generous block with a northerly aspect to the rear, in a perfectly convenient location within walking distance to local parks, schools and shops. The well-proportioned floor plan is ideal for everyday living and the rooms are enhanced by large windows that frame the leafy outlook, particularly the open-plan lounge and dining area that flows out to the covered rear entertaining deck. The kitchen and bathroom have both been renovated giving the home a modern feel, and features such as hardwood timber flooring and timber windows add warmth and character. There are three bedrooms which have access to the bathroom and separate toilet. Ducted gas heating and a reverse cycle split system provide year-round comfort throughout. Perfect for young families, the enclosed backyard offers abundant space for kids and four legged friends, and both the front deck and the rear covered entertaining deck are sure to be popular for many family gatherings in the warmer months. The huge block offers abundant potential for future extension, or potentially even starting again with a brand new home.

Features:-
- Family-friendly street with local park nearby
- Huge block, north to the rear
- Front deck
- Open-plan living areas
- Renovated kitchen with stone benchtops, island bench and gas stove
- Three bedrooms, two with built-in wardrobes
- Renovated bathroom, separate toilet
- Ducted gas heating and reverse cycle split system
- Hardwood timber flooring
- Covered rear entertaining deck
- Large enclosed rear yard
- Established gardens
- Walking distance to local schools and shops
- Currently rented to a long term tenant on a month to month basis at \$528 per week
- Rental appraisal of \$620 to \$660 per week
EER: 1.5
Land Size: 973m²
Living Size: 109m² (approx.)
Land Rates: \$3,618 p.a (approx.)
Land Value: \$789,000 (approx.)