

# 3/93 Namarang Crescent, Waramanga, ACT 2611

LUTON

## Townhouse For Sale

Thursday, 4 April 2024

3/93 Namarang Crescent, Waramanga, ACT 2611

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 78 m2

Type: Townhouse



Tim and Justine Burke  
0411878587



Julia Atkinson  
0410141016

## Auction

With a private street frontage in a highly sought after location, this outstanding residence is beautifully equipped to provide an enviable and convenient lifestyle. Beautifully presented, this exemplary home benefits from open-plan, modern living areas and low maintenance gardens, ideally suited to those who relish their own space and privacy. The thoughtful design features a choice of areas in which residents can retreat or entertain, highlighted by a superb open-plan living area with abundant natural light and generous courtyard gardens at either end. Upstairs, the two bedrooms are separated by the combined bathroom/laundry, and there is a powder room downstairs for guests. Within walking distance to the Waramanga shops, Arawang Primary, St John Vianney's and Stromlo High, and in close proximity to Woden, Cooleman Court, parkland, local amenities and transport links, this contemporary town home showcases highly desirable modern living. Features: - Modern townhouse in a super convenient location - Private front entry courtyard - Open-plan living areas - Well-equipped kitchen with stone bench tops - Downstairs powder room - Two bedrooms, both with built-in wardrobes - Refreshed paint and flooring - Sunny rear paved courtyard - Reverse cycle split systems (in living area and both bedrooms) - Conveniently located in close proximity to schools, shops and parkland - Rental appraisal of \$580 to \$620 per week EER: 6 Living Size: 78m<sup>2</sup> plus 40m<sup>2</sup> courtyard (approx.) Body Corporate Fees: \$3,593 p.a (approx.) Land Rates: \$2,144 p.a (approx.)