

# 3 Gabi Place, Waramanga, ACT 2611

## House For Sale

Friday, 15 March 2024



3 Gabi Place, Waramanga, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 716 m2

Type: House



Obi Shadmaan

0423980763

## **Auction 06/04/2024**

Discover laid-back living at its finest at 3 Gabi Place, Waramanga. This exquisite four-bedroom, two-bathroom home offers a relaxed atmosphere with the added bonus of a resort-style swimming pool, perfect for enjoying sunny days with family and friends. Nestled close to the shops in a peaceful pocket of Waramanga, this property provides a haven from the hustle and bustle of city life. Step into your backyard oasis and unwind by the pool, surrounded by lush greenery and a tranquil ambiance. Inside, the home features spacious living areas, an open and welcoming kitchen for the budding chef in your family, and well-proportioned bedrooms, making it ideal for family living. With a double garage for convenience and walking distance to the local Waramanga shops, parks, and schools, 3 Gabi Place offers the perfect balance of comfort and convenience. Embrace the relaxed lifestyle and make this poolside retreat your new home. The perks:

- 4 bed, 2 bath, 2 car design
- Multiple living areas
- Well-proportioned bedrooms, master with ensuite
- Updated kitchen with island bench, breakfast bar, dishwasher, gas cooktop, electric oven and ample bench and storage space
- Freshly painted throughout
- Ducted gas heating and evaporative cooling
- 16 Solar panels at 3.4kW
- Water tank for garden irrigation
- Entertainment area off main living
- Resort style pool with easy to maintain garden
- Double lock-up garage
- Additional carport space and ample car parking
- Walking distance to Waramanga shops and public transport and moments away from Cooleman Court, the Canberra Hospital and the Woden Precinct

The numbers:

- Living space: 147m<sup>2</sup>
- Block: 716m<sup>2</sup>
- Land value: \$655,000 (2023)
- Rates: \$3,469
- Land tax: \$6,035 (investors)
- Build: 1968
- EER: 1.5 stars