

# 3 Styles Place, Wanniassa, ACT 2903

**VERV**

## House For Sale

Friday, 3 May 2024

3 Styles Place, Wanniassa, ACT 2903

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 819 m2

Type: House



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## Auction

Welcome to your spacious 5-bedroom retreat, where much of the hard work has already been completed, leaving you with the exciting opportunity to add your personal touch and make it your own. The open-plan kitchen and dining area await your creativity to complete the vision of a modern, functional space for family gatherings and everyday living. Three spacious living rooms offer flexibility for relaxation, entertainment, or family bonding. Enjoy the fresh ambience of newly painted walls and carpeted bedrooms, providing the perfect foundation for your interior design aspirations. Offering 3 bathrooms, mornings are a breeze, and everyone has their own space to get ready. The open-plan kitchen with a dining area provides the ideal setting for family meals, while a separate formal dining room adds elegance to your gatherings. Entertainment options abound with three spacious living rooms, ensuring there's always room for relaxation and fun. Stay comfortable year-round with ducted evaporative cooling and split system heating and cooling. Escape the summer heat in your very own resort-style sparkling inground pool, creating endless memories with family and friends. Plus, with 36 solar panels, enjoy the luxury of low power bills while reducing your carbon footprint. Parking is a breeze with lock-up garaging for 3 vehicles, providing ample space for your cars and storage needs. Nestled in a quiet cul-de-sac, this family-friendly suburb offers the perfect blend of tranquillity and convenience. Don't miss the opportunity to make this stunning property your forever home. Contact us today to schedule a viewing and start living your dream lifestyle in Wanniasa!

**FEATURES**- 5 bedrooms- 3 bathrooms- Double lock up garage & third parking in a powered shed behind garaging- 3 living areas- Kitchen and dining combined- floating timber floors- Beautiful polished timber floors- Ducted evaporative cooling, split system heating/cooling- Freshly painted throughout- Freshly carpeted bedrooms upstairs- Main bedroom with ensuite and Juliette balcony- 36 solar panels- Inground swimming pool

**ESSENTIALS** SEER: 1.0 stars Built: 1978 Land size: 819m<sup>2</sup> Rates: \$3,018 pa approx. Land tax: \$5,065 pa approx. (for investors only) Rental potential: TBCLiving: 224.4m<sup>2</sup> Front porch: 10.62m<sup>2</sup> Back porch: 24.90m<sup>2</sup> Lock up Garage: 56.14m<sup>2</sup> Metal Garage: 31.17m<sup>2</sup>