

3 Vale Place, Wanniassa, ACT 2903

House For Sale

Saturday, 25 November 2023

Canberry.

Live Where You Love

3 Vale Place, Wanniassa, ACT 2903

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 633 m2

Type: House



Melissa MartinSmith
0412765198



Mathew Kocic
0261097280

Offers Over \$825,000

Discover the warmth and comfort of this inviting residence. As you step through the front door you are welcomed with a spacious formal living and separate dining areas are perfect for both relaxation and entertaining. The heart of the home is a renovated kitchen that seamlessly connects to the meals or a family room. This culinary haven boasts ample storage, a freestanding SMEG cooker, dishwasher, oversized fridge space, and a charming ceramic farmhouse sink. Offering three generously sized bedrooms, where the master suite indulges with an ensuite and walk-in robe, while the other two bedrooms feature built-in robes and all bedrooms enjoy an outlook to either the front or rear gardens. Step into the outdoors and experience delightful entertaining under the covered alfresco, surrounded by meticulously landscaped gardens. Ample off-street parking awaits, including an enclosed single remote-controlled lock-up garage. Embrace sustainability with a solar power system and the convenience of being able to charge an EV in the garage. Nestled in a quiet cul-de-sac, this home is part of a thriving suburb with local schools catering from pre-school to Year 12. Explore the nearby Erindale Shopping Centre and the vibrant Viking Club. For nature enthusiasts, the proximity to Mount Taylor offers access to picturesque walking tracks and bike trails. Indulge in a lifestyle of comfort and convenience in this warm and inviting home, where every detail is designed for your enjoyment. Your haven in this thriving suburb awaits. At a glance.....

- Solid 3 bedroom residence
- Spacious formal living and dining
- Renovated kitchen with freestanding SMEG cooker and canopy rangehood, dishwasher, stone benches, ample drawers and cupboard space along with farmhouse ceramic sink, oversized fridge space and subway tile splashback
- Separate meals/family room seamlessly connects with kitchen
- Master bedroom with walk through robe and ensuite
- Two bedrooms enjoy built in robes
- Family bathroom with separate shower, bath and toilet
- Upgraded laundry with ample bench space, cupboards and drawers and external access
- Large covered pergola for all weather entertaining
- Single enclosed carport with remote control along with ample off-street parking
- Easy care landscaped gardens with external shed
- Quiet cul-de-sac location
- Thriving suburb with local schools, shops, amenities all within easy reach
- 12kw solar with inverter
- Universal Mobile Charger for Electric Vehicles
- 3 Phase Power connected to the property

Property Facts

- Built: 1979
- Block size: 633m² (approx.)
- EER: 2.0
- UV: \$520,000 (2023)
- Living: 146m² (approx.)
- Garage: 25m² (approx.)
- Pergola: 16.8m² (approx.)
- NBN fibre to the node
- Hot water: Instantaneous Gas
- Daikin Inverter reverse cycle heating and cooling ducted throughout
- Rates: \$849 per quarter (approx.)
- Land Tax (if rented): \$1,472 per quarter (approx.)

(All measurements, amounts and values are approximate and not to be relied upon. Buyers to make their own enquiries.)