

# 3 Wambaya Crescent, Waramanga, ACT 2611



## Sold House

Thursday, 11 April 2024

3 Wambaya Crescent, Waramanga, ACT 2611

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 778 m<sup>2</sup>

Type: House



Luanne Stapleton

**\$881,000**

Become the proud second owner of this charming privately built residence nestled on a tree-lined crescent in Waramanga. Seemingly tucked away from the road, this freshly painted four-bedroom, one-bathroom home beckons for a makeover and a new family to call it their own. Step inside to discover a welcoming entry with Tasmania Oak timber floors that flow into the living areas and bedrooms. The spacious living room offers a tranquil view of the treed front garden and comes equipped with a reverse cycle air conditioner for year-round comfort. The original kitchen has ample cupboard space and an adjoining dining area, presenting a canvas for your creative redesign and possibly toss the laundry into that too. Down the hallway, two generously sized bedrooms with built-in robes, while the remaining two bedrooms enjoy natural light. A full bathroom, complete with a bath and shower, along with a separate toilet, ensure practicality for daily living. Outside, the rear yard holds promise for creating a delightful outdoor area with its defined garden beds and a sizable shed tucked discreetly to the side for storage and more. Conveniently located within walking distance of both public and private schools, as well as the local Waramanga shops, this home offers easy access to amenities. Woden Town Centre, Cooleman Court, and the Parkway north and south are just a short drive away, highlighting the convenience of Waramanga living. Whether, a couple or young family, this home is sure to spike your curiosity with its future potential. We look forward to welcoming you at the upcoming open for inspections.

Features: Only had one owner  
Privately built  
4 bedrooms  
2 with built-in robes  
Bathroom with bath and shower  
New separate toilet  
Reverse cycle air-conditioner  
Gas heater  
Continuous hot water system  
Original kitchen with upright stove  
Polished Tasmanian Oak floors  
Freshly painted inside  
Under house storage  
Shed  
Carport with garage door & side door  
Gardens with landscaping

Figures: (approximate)  
Block 24 Section 23  
House Built in 1970  
EER : 2  
Block: 778m<sup>2</sup>  
House: 125.29m<sup>2</sup>  
Carport: 30m<sup>2</sup>  
UV: \$700,000 (2023)  
Rates: \$3657.49 p/a  
Rental potential: \$565 - \$620 p/w

Information contained is believed to be correct at time of print, however we take no responsibility for the accuracy of this information and prospective purchasers are advised to rely on their own research.