

32 Adinda Street, Waramanga, ACT 2611

home by holly

Sold House

Friday, 15 September 2023

32 Adinda Street, Waramanga, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 687 m2

Type: House



Rick Meir

0491850701

\$915,000

#soldbyrick+tina \$915,000 Beautifully set in an esteemed loop street location, this fantastic 4 bedroom ensuite family home, encapsulates comfort, convenience, and style. Ideally positioned within walking distance to Waramanga shops, local schools, bus stops and popular amenities, you'll discover an enviable lifestyle awaits. With Arawang Primary School and St John Vianney's only moments away, you can drop the kids off to school, grab a coffee at the nearby Village cafe, groceries from the IGA, and enjoy a leisurely stroll home along established paths and streetscapes. Upon arrival, the attractive facade of this appealing two-storey home is just the beginning of what's on offer. This remarkable residence has been thoughtfully updated and extended to provide a dual-level layout that maximises space and privacy. Two bedrooms on the upper level are cleverly segregated from the master suite and an additional bedroom on the ground floor, well-suited to the growing family that appreciate peace and harmony. Unique design features are immediately apparent, including impressive arched windows in the spacious living area that welcome natural light, and promote an elegant ambience. A large eat-in kitchen encourages memorable gatherings and time spent with loved ones, and is perfectly placed to access the outdoors. The exterior continues to impress with a sizeable deck overlooking a fully fenced backyard, an ideal place to entertain, unwind or mingle with family and friends. Boasting the opportunity to move straight in, the new owner also has the option to add their own personal touches, if so desired. If you are seeking an excellent home that effortlessly combines modern living, with ultra convenience, then don't miss out, and give us a call today. To arrange an inspection contact Rick and Tina Meir on 0408 588 770.

features:
- established loop street location
- walking distance to local shops, schools and amenities
- appealing two-storey design
- split-system air-conditioning in all bedrooms
- split-system air-conditioning in living and meals area
- spacious eat in kitchen with impressive storage
- induction cooktop
- master bedroom with ensuite
- main bathroom with bathtub
- separate toilet for convenient family living
- deck
- single garage
- single carport

details (all approximate):
- living area ground floor: 125.37m²
- living area upper floor: 33.50m²
- total living area: 158.87m²
- garage: 35.72m²
- rates: \$737 (approx) per quarter
- land tax: \$1225 (approx) per quarter
- note: land tax only applicable if not your primary residence