

32 Mcwhae Circuit, Wanniassa, ACT 2903



House For Sale

Friday, 26 January 2024

32 Mcwhae Circuit, Wanniassa, ACT 2903

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 645 m2

Type: House



Jeremy Grobden

0261741282

Auction 15/02/2024

Upon email inquiry you'll receive the contract of sale, building & pest report plus price guide. Set in an elevated position on quiet loop street, this family home has been much loved and now ready for the next generation. This property is move in ready and offers a new owner a great opportunity to customise to their own style. Inside you will find a well proportioned living and dining room with large windows offering street views. The well appointed and generously sized kitchen is centrally located and is complete with 900mm gas cooktop and oven. There is a enough bench space to prepare a buffet fit for a soccer team and it offers the home chef a view to the back yard whilst preparing the next meal. All 4 bedrooms, one segregated and perfect for use as an office if needed, The bathroom has has been renovated and the design of the property allows future opportunity to extend if desired. Outside you can enjoy the entertaining area which is complete with pergola. With an inground pool to add in the list of offerings, it will be the perfect setting for hosting gatherings or simply enjoying the outdoors in comfort and style. Here you can enjoy the tranquil views whilst sitting in the low maintenance garden on a beautiful Canberra day. Positioned within easy access to Erindale, Athllon or Drakeford Dr, commuting will be a breeze. Erindale shopping centre are within a short walk. The major centre of Southpoint Tuggeranong and Woden are also an easy drive. There are plenty of options for schooling, nature reserves and mountain trails to suit the energetic family. The Perks: • Quiet loop street • 900mm Gas cooktop • Evaporative cooling • Ducted Gas heating • Outdoor deck & entertaining area • Large kitchen overlooking family and meals area • Separate lounge • Close to Erindale Shops

The Numbers • Block size: 645sqm • Residence: 142 sqm approx. • Garage: 21 sqm • Year constructed: 1980 • EER: 2.5 Stars • Rates: \$2,450 pa • Land tax (Investors only): \$3,743 pa

Suburb Profile: Wanniasa was named after a name associated with the Tuggeranong District of the Australian Capital Territory since the early days of settlement. Colonel Thomas Macquoid, Sheriff of the Supreme Court of New South Wales purchased blocks in 1835 and amalgamated them to form his Wanniasa Estate. In 1841 Macquoid was forced by bankruptcy to put the Wanniasa Estate up for auction. At the time the Estate included 6,960 acres of land, cottage, meat house, out buildings, crops, sheep, cattle, horses and mares. Street names in Wanniasa are named after Victorian state politicians. Average age: 41 Population: 7,885 Houses: 89.7% Townhouses: 9.5% Fully own: 36.4% Purchasing: 41.9%

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