

32 Waramanga Place, Waramanga, ACT 2611

House For Sale

Thursday, 18 April 2024



32 Waramanga Place, Waramanga, ACT 2611

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 178 m2

Type: House



Brett Hayman
0411414624



Martin Faux
0421593602

Auction

A real surprise package, this versatile and spacious home is spread over three levels and offers ample living space and bedroom accommodation in a super convenient location. On the ground floor, open-plan living areas flow to a large secure courtyard that includes a private covered outdoor entertaining area. The updated kitchen with a new oven installed in May 2023 and dishwasher is on the same level. The oversize secondary living area extends to the covered balcony and boasts a fantastic outlook across the parkland / greenspace opposite. The three bedrooms plus study/sitting room are spread over the other two levels and are serviced by the main bathroom, and powder room. Carpets and curtains in the bedrooms and living areas were replaced in May 2023. Front and rear balconies allow abundant natural light to flow through the home and provide many relaxing places to enjoy a cup of coffee or a glass of wine. Other noteworthy features include a full size laundry, multiple air conditioning/heating units, single garage and a single carport. Amenities are literally at your doorstep, with the Waramanga supermarket, newsagent with post office, bakery and popular coffee shop only metres away. Arawang Primary and Waramanga Pre-School are at your back door, including a brand fenced-off new kids' playground. If convenience is paramount, then this is the home for you!

Features:- Super convenient location- Separate title townhouse (no body corporate)- North facing- Double brick and suspended slab- Fronting onto greenspace- Private position- Open-plan living areas on the ground floor- Updated kitchen- Master bedroom with air conditioning unit- Two additional bedrooms- All bedrooms have built-in wardrobes- Study/fourth bedroom/sitting room- Large bathroom plus powder room- Light-filled rooms- New carpets and curtains (May 2023)- Full size laundry- Front and rear balconies- Covered front entertaining deck- Second entertaining deck- Spacious, private courtyard- Single carport- Single garage- 3 x split systems (2 bedrooms and living area)- Friendly long-term neighbours

Near By:- Parkland views from elevated living area- Adjacent to Arawang Primary School- Adjacent to multiple playing fields- Adjacent to brand new gated toddlers playground- 10 min walk to Cooleman Court- Public transport close by (6 mins drive to Woden)

EER: 0.5
Living area: 135m²
Land Size: 178m²
Land Value: \$378,000
Rates: \$2,429 pa (approx.)
Land Tax: \$3,692 pa (approx.)