

33 Alawa Street, Waramanga, ACT 2611



Sold House

Friday, 27 October 2023

33 Alawa Street, Waramanga, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 733 m2

Type: House



Ben James

0448445841

\$916,000

Harness the fabulous opportunity presented by this original four bedroom, two bathroom home and impressive surrounding allotment of 733sqm (approx.) and head confidently into the future. Possessing unrivalled access to a generous array of amenities, including schools, local parks and shops, this traditionally elegant brick veneer home boasts a robust layout. The home's unquestionable appeal commences with a carpeted front lounge, while the adjoining meals/family room flows over soft cork flooring and boasts a functional kitchen with ample storage and a Chef oven. As you leave the family zone and make your way up the hall you will find the four roomy bedrooms, three with storage and a split designed bathroom with independent bath room, shower room, toilet and vanity area. The second bathroom off the laundry is another convenient place to get ready in the morning. The backyard is a real highlight. Firstly an undercover entertaining deck is a great space for weekend BBQ's, or the perfect spot to curl up and read a book on any of these glorious spring days. Also, near flat, with plenty of sun, it is perfect for children and pets to play safely. A guarantee of comfort inside can be controlled by the evaporative cooling or ducted heating system. A single garage with internal access through the laundry, can accommodate a vehicle or other household possessions securely and a second vehicle access point on the other side of the home, leads to the double carport. From this perfectly located property you can easily access arterial roads linking you to the City, Belconnen, Woden and Tuggeranong. More desirable than ever, properties like this are difficult to find. The perfect blend of position and potential, this property won't be on the market for long.

EER 3.5

Why this home is solely for you:

- * Mostly original four bedroom home in quiet street*
- * The family bathroom is three-way, with a separate room with just a bath, another room with a shower, twin sinks in the communal area and a toilet *
- * Second bathroom behind the laundry*
- * Built-in robes in bedrooms one, two and three*
- * Kitchen features a Chef oven*
- * Warmed by ducted gas heating and cooled with ducted evaporative cooling*
- * Deck off the back meals area*
- * Established and easy care gardens*
- * Single garage with remote door and internal access to the laundry*
- * Additional driveway with double carport