

**34 Badimara Street, Waramanga, ACT 2611**



**Sold House**

Monday, 14 August 2023

34 Badimara Street, Waramanga, ACT 2611

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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**\$1,040,000**

The undeniable appeal of this family home lies at its heart, where the open living and dining areas are crowned by a slow-combustion heater and have easy access to a covered alfresco space and the delightful backyard beyond. It's a space that's primed for family and friends to come together and enjoy each other's company throughout the seasons. The large and inviting kitchen connects it all and extends meal-time functionality with a triple-seat breakfast bar lit by an innovative skylight that bathes the entire space in warm light. Sensible planning has placed three good-sized bedrooms and a family bathroom in one wing of the home, while the palatial master retreat occupies a substantial proportion of the opposite wing. It's a room that is functional, generous and beautiful, with five banks of double built-in wardrobes, space for a sitting or reading nook, a wall of soaring windows that frame the delicate pink flowers of a feature crepe myrtle, and the convenience of an ensuite bathroom. The remainder of the wing is occupied by an expansive double garage with high ceilings and excellent storage. Set well back from the street and with a contemporary screened and gated courtyard entry, this home hits the sweet spot for accessibility to Cooleman Court, Woden Town Centre and both Tuggeranong and the Canberra CBD, while two primary schools and a high school are an easy walk away.

**Features:**

- Single-level family home
- Private courtyard entry
- Large, open family and living area
- Covered alfresco dining
- Kitchen with induction cook-top, stainless-steel appliances, breakfast bar, utility cupboard, skylight and excellent storage
- Oversized master bedroom with exceptional built-in wardrobe and neat ensuite
- Three additional bedrooms, all with built-in wardrobes
- Neat family bathroom
- Laundry with storage and rear access
- Productive gardens with vege patch and fruit trees
- Colorbond fencing
- Automated double garage with internal access and extra storage space
- Additional side access for boat, trailer or caravan storage
- Off-street parking for an additional two cars
- Hardwired Ring security with doorbell camera

**Disclaimer:** All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.