

34 Greeves Street, Wanniassa, ACT 2903



Sold House

Saturday, 2 December 2023

34 Greeves Street, Wanniassa, ACT 2903

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 467 m2

Type: House



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Contact agent

Welcome to number 34 Greeves Street, Wanniassa. This character filled two-storey home offers all the key ingredients for those looking to break into the market or those looking to upsize & not compromise, welcome to your new home! Offering an open plan living/dining area, an oversized private outdoor entertainment deck area with large rear backyard, 3 spacious bedrooms & modernized kitchen & bathroom this home has a lot to offer & the opportunity to move straight in without lifting a finger & call this your new home. Perfectly positioned within a short drive to the local Wanniassa & Erindale shopping centres, a myriad of schooling options, public transport, playing fields & just a short drive to the thriving Tuggeranong Town Centre. With so many great features on offer, don't miss this opportunity to secure your new home & move in before Christmas! The Perks: • Modernized throughout • Perfect entry level or upsize home • Freshly painted throughout • New timber laminate flooring throughout downstairs • Oversized Merbau timber entertainment deck • Open plan living dining space • Additional powder room downstairs • Reverse cycle air-conditioning • Oversized main bedroom with study nook & built-in storage • Renovated bathroom featuring both shower & bathtub • Full sized laundry • Study nook underneath stairs • Crimsafe windows & sliding door • Double enclosed carport behind lockable gates • Ample additional off-street parking • Colorbond fencing to most of boundary • Landscaped gardens front & back • Quiet loop street locale • Close to local amenity & shopping options The Numbers: • 107m² living space • 467m² block size • 40m² enclosed carport • Build date 1976 • 1.5 star energy efficiency rating • Rental estimate \$580 - \$620 per week approx. • Rates \$618 per quarter approx. • Land tax (investors only) \$949 per quarter approx. • Within walking distance to Wanniassa Preschool, Junior & Senior School Campus • Only 750 metres to local Wanniassa Shops • Only 4-minutes approx. drive to thriving Erindale Shopping Centre

Explaining the private treaty process: • To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.