

# 36 Badimara Street, Waramanga, ACT 2611

## Sold House

Friday, 1 September 2023

36 Badimara Street, Waramanga, ACT 2611

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 781 m<sup>2</sup>**

**Type: House**



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**\$800,000**

Your own private garden oasis. This home is a perfect blend of classic charm and modern features, offering separate living and entertaining areas both inside and out. Ideally located, the availability to both nature sanctuary, and the proximity to a lifestyle buzz is indeed rare, indeed exceptional. Ideally positioned on the block, this home is set back from the road, behind a delightfully landscaped front garden, offering privacy and peace alongside a warm welcome. Stepping inside, large windows and modern timber flooring stretch throughout the formal living area, ensuring the space is light, bright and homely. Reverse cycle heating and cooling unit plus inbuilt library shelves add extra comfort and style. The floorplan was designed with family living in mind, with the separate dining area set open-plan with the updated kitchen, which offers modern benchtops, plenty of storage space, electric cooking and dishwasher. The kitchen has large windows which overlook the outdoor entertaining area and gardens beyond, ideal for entertaining or watching over the children. Accommodation is in the form of 3 large bedrooms, all with built in robes, the same bright timber flooring and luscious green vistas. Bedrooms are serviced by the modern bathroom, with floor to ceiling tiles, shower/spa bath and separate WC. Outdoors, a large paved entertaining area flows effortlessly from the indoors, the open pergola allowing sunlight to flood in though easily covered if desired. This looks over the wonderful backyard, which has been lovingly and carefully designed to flourish in every season. Various colourful florals bloom in the late winter and early spring, with tall canna lilies, wild strawberries and lilac flowers in the summer and autumn. Chinese elm, fig, apple and Japanese Maples are set amongst flat grassed areas, giving a beautiful aspect and a great sense of privacy, it truly feels like you have no neighbours. While the paved entertaining area provides ideal entertaining year-round, there is a firepit for cosy entertaining in the colder months. Additional features include large, separate renovated laundry with storage and outdoor access, oversized single garage and enclosed carport, new power box and thermostat controlled hot water. Conveniently positioned just moments away from the vast array of amenities at Coleman Court, public transport, local schools, nature offerings of Weston Creek and with easy access to the Tuggeranong Parkway. - Move in ready, updated family home - Separate living and entertaining areas inside and out - Set back from the road with a landscaped front garden for privacy - Modern timber flooring throughout - Reverse cycle heating and cooling unit - Family-oriented floorplan with formal living, open-plan dining area adjacent to kitchen - Modern kitchen with ample storage, electric cooking, and dishwasher with window overlooking backyard - Three spacious bedrooms with built-in robes - Modern bathroom with floor to ceiling tiles, shower/spa bath, and separate WC - Spacious paved entertaining area with open pergola, easily covered - Carefully and lovingly designed established garden which flourishes year round - Colourful forget me nots, irises, salvia, and hellebores bloom in the late winter and early spring - Orange and yellow canna lilies shoot up to 2 metres tall, in summer and autumn along with large patches of wild strawberries and tall lilac flowers from the lamb's ears - Several blossom, fig and apple trees, Chinese elm tree and Japanese maples have stunning red leaves in autumn - Large renovated laundry with storage and outdoor access - Oversized single garage and enclosed carport - Thermostat controlled hot water system - New power box - Close to Coleman Court amenities, public transport, local schools with easy access to nature offerings of Weston Creek and Tuggeranong Parkway Land Size: 781m<sup>2</sup> (approx.) Living Size: 98m<sup>2</sup> (approx.) Unimproved Value: \$590,000 (2023) Rates: \$3,764.16 p.a (approx.) Land Tax: \$6,673 p.a (approx.) Construction: 1971 (approx.)