

# 36 Degraives Crescent, Wanniasa, ACT 2903

## Sold House

Thursday, 21 September 2023

36 Degraives Crescent, Wanniasa, ACT 2903

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 946 m2

Type: House



Mark McCann

**\$750,000**

Move in and enjoy, this manageable home sits proudly on a spacious block within close proximity to shops, schools and Tuggeranong Lake. Whether you are a first home buyer, young family or an investor seeking a solid return, this three-bedroom home has fantastic outdoor spaces with plenty of scope to develop further if you choose. The unique, battle-axe block provides complete privacy and allows every aspect of the generous 946sqm block to be utilised. As you enter via the elongated driveway, you are greeted by an ornate carport with access to the home through the covered pergola. Additional access for large vehicles or even a caravan is conveniently provided by large double gates at the front of the house. Inside, the home is neat as a pin with three generous bedrooms, two of which include built in robes and a renovated bathroom that provides a shower, modern vanity, and bathtub. For your convenience, there is a separate toilet and spacious laundry with additional storage plus access outside. The generous living spaces comprise of a sunlit lounge room, with large windows that take in peaceful garden views and an open plan kitchen and dining area. The kitchen provides an effortless layout, with great storage and quality appliances including a gas cooktop and dishwasher. The true delight of the home can be found outside, ideal for those who seek space and privacy. Very quiet with lots of birdlife to enjoy, there are two distinct yards at the front and rear of the home, with a good entertaining area complete with outdoor stove, ready for your next weekend BBQ. This space would be very simple to enclose if you choose in the future, to expand and extend the use of your outdoor living area. Very low maintenance, you can move in and enjoy or develop further to create your dream outdoor spaces and gardens. The home is located in a family friendly, popular suburb within close proximity to quality schools and shops. Enjoy a leisurely stroll down to Tuggeranong Lake or grab a coffee from one of the many cafes and restaurants. It is a simple commute into the city with public transport links close by.

- Neat and tidy, three-bedroom home on large block
- Three bedrooms, two with BIR's, renovated bathroom
- Sunlit lounge room, open plan kitchen and dining
- Gas cooktop, dishwasher, ducted gas heating
- Enclosed, front and rear yards, covered entertaining
- Private yard, surrounded by nature, single carport
- Family friendly suburb, walk to Tuggeranong Lake

The information contained above is believed to be correct at time of advertising however, we take no responsibility for the accuracy of this information and prospective purchasers are advised to rely on their own research.