

37 Nangor Street, Waramanga, ACT 2611

Sold House

Monday, 14 August 2023



37 Nangor Street, Waramanga, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 718 m²

Type: House



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This four bedroom two bathroom home is located in a quiet loop street within several minutes' drive of Woden and only a short stroll to Arawang primary school and Mount Stromlo High school, making an idyllic location for a family home! The generous main living area is open plan from the kitchen to the meals and sitting area with the well-appointed kitchen boasting plenty of bench space, modern appliances, a pantry, and island bench with the bonus of a breakfast bar. Snuggle by the open fire in winter or slip outside in the warmer months for a refreshing dip in the pool. At the front of the home the separate lounge dining area soaks up the winter sunshine beautifully with its northerly aspect. The new owners will be able to take advantage of the double glazed windows that the owner has installed to the majority of the windows with magnetite windows installed to most of the others. With solar hot water, many led lights and ducted gas heating your energy bills are sure to be better than similar homes. For the convenience of family living all four of the bedrooms have built in robes along with a separate linen cupboard. The installation of plantation shutters throughout the home gives it a touch of the Hamptons. There are polished hardwood floorboards in the lounge dining area and quality carpet that is as new in the main living room. Outside the low maintenance landscaped garden is about to burst into bloom and is ready for you to enjoy straight away. The secure, private rear garden features a lawn area and above ground swimming pool along with a 5,000L rainwater tank. There is plenty of car accommodation with a double carport located in front of an enormous double garage that has additional workshop and storage space along with a mechanics pit. With so much on offer in a first-class location this home is sure to appeal to many! Features:- Gas heating- Open Fireplace- New Kitchen- Upgraded bathroom- Two living areas- Double carport- Four car garage or Three plus storage- Easy care gardens- Skylight in Kitchen Rates: \$3,186pa approx Land Tax: \$5,428pa approx