

40 Larakia Street, Waramanga, ACT 2611



House For Sale

Friday, 15 March 2024

40 Larakia Street, Waramanga, ACT 2611

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 764 m2

Type: House



Lukas Cole

0432289618

Auction

Auction Location: In Rooms | LJ Hooker Canberra City | 182 City Walk, Canberra City Discover the epitome of modern living in the heart of Waramanga with this incredible updated 3-bedroom, 1-bathroom home. Nestled on a spacious 764m² flat block, this residence offers a perfect blend of comfort and convenience. Step inside to find generously sized bedrooms, complemented by a fully renovated immaculate bathroom. The expansive living area seamlessly flows into the dining and kitchen space, creating a welcoming atmosphere for gatherings and everyday living. Outside, a delightful backyard seating area awaits, providing an ideal setting for entertaining guests or simply enjoying family time while watching the kids play. Waramanga is a suburb that boasts an enviable lifestyle, with an abundance of schools, shops, walking trails, and cafes right at your doorstep. Plus, with easy access to the parkway, commuting to the City or Belconnen is a breeze. Don't miss out on the opportunity to make this sought-after location your new home. Give Lukas Cole a call on 0432 289 618 for further information or if you would like a private inspection. Features:- 3 bedroom- Renovated bathroom with separate toilet- 764m² block- Large flat block- Shed in the backyard- Carport with access to the backyard- Close to Coleman Court and Woden Westfield - Walking distance to Arawang Primary, Stromlo High and the Waramanga Shops- Split system for cooling and heating EER: 0 Rates: \$3,342 pa approx Land Tax: \$5,763 pa approx All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.