

40 Shumack Street, Weetangera, ACT 2614



House For Sale

Friday, 3 November 2023

40 Shumack Street, Weetangera, ACT 2614

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1422 m2

Type: House



Treston Bamber

0488488956

By Negotiation

Plan for your family's future with this well-maintained, updated home in a quiet, convenient location close to schools and shops. Occupying a landscaped 1,416m² (approx.) block, this home offers spacious family living inside and out and future redevelopment potential. Outstanding options available for those looking to develop the block - either now or later when the kids are grown or when family requires additional accommodation close by. Potential options include: keep the main house and build a second dwelling, or knock down the existing home and start over and build 2, or 3, or 4 new dwellings. LVC has already been paid for up to 4 dwellings, and Crown Lease has been varied. Existing lease permits UP TO 4 dwellings on the block (previous plans have expired, and any redevelopment would be subject to submission, and approval of a new Development Application against The Territory Plan). If looking to build more than 4, additional lease variation charges would likely apply for any additional dwellings above 4 (subject to relevant ACTPLA approvals). Explore your options. Secure your future. The floorplan provides an abundance of room for the family to spread out with a large formal lounge and dining area, a combined family room and kitchen area, and a separate flexible rumpus room/office/media room/sunroom. Accommodation comprises four bedrooms with built-in robes - the large main bedroom with a private ensuite, a fully-tiled family bathroom with bath and shower, and a separate toilet. Beautifully presented and well maintained, the kitchen, bathroom, ensuite, and laundry were all updated in 2015, so you have absolutely no work to do but move in and start enjoying your new home. Features include a modern stone-topped kitchen with breakfast bar, plenty of storage and stainless-steel appliances, ducted gas heating, Daikin inverter reverse cycle air conditioning, large floor-to-ceiling windows to let in the light, broadband, Foxtel, and two 9,000 litre (approx) gravity-fed water tanks for the gardens. The huge yard has ample room for kids and pets to play, veggie gardens, and to put in a pool with room to spare. The extra large artificial turf makes it ultra-low-maintenance, so you can spend your Sunday mornings enjoying a long brunch on the concrete terrace or large raised deck instead of mowing the lawn. There's plenty of parking for family and guests, with a single lock-up garage with remote and internal access, an extra-height carport with drive-through access to the yard and room to fit a van or caravan, and a gravelled area for off-street parking. Tucked well back from the wide road behind established gardens, this home is just moments' walk to buses, Weetangera shops, playing fields, and Weetangera Primary School, making school mornings a breeze. Also within easy walking distance are Hawker shops, St Matthews Primary School and Belconnen High School. Nearby arterial roads provide easy access to Westfield and Belconnen town Centre, Canberra City, and surrounds. Situated in an RZ2 core area and with a block size of 1,416m² (approx.), this property offers a range of exciting options now and for the future. Enjoy as is, build a second dwelling, or redevelop - the current lease allows up to four dwellings, and the lease variation fee has been paid. This lovely home offers spacious, comfortable living in a quiet, convenient location with lots of future potential for the buyer with a vision. Don't miss your opportunity to secure; call Treston today and make an offer.

Features -

- Spacious, updated home on a large block
- 4 bedrooms with BIR + 2 bathrooms + WC
- Formal lounge & dining + family room + sunroom
- Modern galley kitchen, breakfast bar, dishwasher
- Ducted gas heating, s/s air-con, broadband, Foxtel
- Concrete terrace + balcony + private front verandah
- Large, fully fenced yard with low-maintenance turf
- Neat, established gardens + 2 x 9,000ltr (approx) water tanks
- SLUG with internal access + high carport, yard access + off-street parking
- Walk to schools, parks, shops, bakeries, transport
- Minutes' drive to Belconnen Westfield and town centre
- Nearby arterial roads provide easy connectivity
- RZ2 zoning, paid lease variation for 4 buildings with further options
- Large home, huge block, redevelopment potential