

44 Greeves Street, Wanniasa, ACT 2903

Sold House

Thursday, 30 May 2024



44 Greeves Street, Wanniasa, ACT 2903

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 414 m2

Type: House



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This contemporary four-bedroom residence creates instant impact with its light-filled aspect, modern improvements and ideal separation between living and sleeping zones. The freshly presented home showcases a spacious two-storey layout while boasting easy indoor to outdoor connectivity, private outdoor entertaining and easy-care gardens. Just moments from Wanniasa's schools and the local shops, and only a short drive to Tuggeranong or Woden Town Centres.

FEATURES

- Renovated, low maintenance home in a convenient location
- Four bedrooms, main bedroom with stand-alone robes
- Fourth bedroom downstairs, also well suited as a home office
- Main bathroom upstairs with large shower and separate toilet
- Spacious and light-filled living area with large double glazed sliding doors leading onto the back patio
- Modern kitchen with quality appliances, stone bench tops, and ample storage
- Separate laundry downstairs with powder room
- Under stair storage
- Good sized backyard with paved outdoor entertaining area and easy care gardens
- Large garden shed
- Split system heating/cooling in the living room and two upstairs bedrooms
- Wall mounted electric fireplace in the living room
- Double glazed windows to several rooms downstairs
- Modern flooring in living areas and modern carpets in bedrooms
- Detached double carport with roller doors
- Walking distance to Wanniasa shops (Coles, chemist, medical centre, petrol station and restaurants)
- Across the street from Wanniasa School Junior & Senior campuses
- Short walk to Wanniasa Hills Primary School and St Anthony's Parish Primary School
- Short drive to Erindale shopping centre, St Mary Mackillop College, and Erindale College

WHAT THE SELLERS LOVE ABOUT THE HOME

1. Its open plan and homely feel, that's comfortable all year round.
2. The natural flow from the home through to the low maintenance back garden, that's perfect for entertaining and outdoor dining.
3. Its central location to shopping centres, schools, cafes and restaurants.

STATISTICS (all figures are approximate)

EER: 2.0
Living Area: 136m²
Carport: 24m²
Land Size: 414m²
Rates: \$618 per quarter
Land Tax: \$949 per quarter (only applicable if not primary residence)
Construction: c1970
Rental Range: \$690 - \$720 per week