

# 44 Mcwhae Circuit, Wanniassa, ACT 2903

## House For Sale

Thursday, 11 April 2024

44 Mcwhae Circuit, Wanniassa, ACT 2903

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 855 m2

Type: House



Mark McCann

## Auction Sat 4th May 9am

With a tidy facade and a prominent position within a highly sought street, this generous home is sure to appeal to a family with convenience at the top of their list. Within walking distance to Erindale Shopping Precinct and situated on an elevated, 855sqm RZ2 block this presents the opportunity to build a second dwelling, subject to approval. The home provides four bedrooms, two bathrooms, spacious living areas complete with entertaining deck and double, enclosed carport that also provides through access to the backyard. The freshly painted interiors boast a variety of generous living spaces carefully positioned around the central kitchen that include a large living room, formal dining area and a family room with direct access outside onto the deck. The home is equipped with large windows that contribute to flooding the home with plenty of natural light and an outlook to the Brindabellas. The kitchen is a simple, yet efficient design with plenty of storage space, and quality appliances that include a dishwasher plus a generous breakfast bar ideal for a quick bite, catching up with loved ones, or supervising homework while you cook. Three of the four bedrooms include built in robes while the master has its own private ensuite. In addition to fresh paint, there have been some new blinds installed for an updated, modern feel, and the home comes complete with ducted gas heating and evaporative cooling for your comfort year-round. Outside, the raised deck overlooks the tidy yard that is enclosed with Colorbond fencing. There is a large, paved area, level lawn space and plenty of scope to further develop in the future if you choose. The enclosed double carport is located under roofline and comes complete with one side remote access, space for a workshop and an additional storage room. Wanniasa is a very popular, family-friendly suburb, known for a variety of quality public and private schools, such as Trinity, MacKillop and Erindale College with easy access to local shops and a quick commute into Tuggeranong and Woden while arterial roads conveniently provide a hassle free commute into the City. Erindale offers a wide variety of eateries along with facilities such as the Active Leisure Centre, Library and public transport. • 855sqm, elevated RZ2 block • Tidy, four bedroom, ensuite home • Fresh paint and some updated blinds • Two living areas plus dining room • Central kitchen, storage, dishwasher • Ducted gas heating, evap. cooling • 16sqm entertaining deck, easy care gardens • 44sqm enclosed carport with workshop and storage room • Prime location, walk to Erindale

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