

46 Warramoo Crescent, Narrabundah, ACT 2604

McIntyre
PROPERTY

Sold House

Thursday, 10 August 2023

46 Warramoo Crescent, Narrabundah, ACT 2604

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 627 m²

Type: House

\$1,035,000

Welcome to an incredible opportunity that combines location, potential, and endless possibilities! Nestled on a great-sized 627sqm block, this property offers you the chance to restore the home to its former glory or build your dream home from scratch. Location is key, and this property boasts an excellent one! Situated in a highly sought-after area, you'll enjoy the best of both worlds - a serene neighbourhood vibe while being just a stone's throw away from all the amenities you desire. Whether it's shopping centres, schools, parks, or entertainment venues, everything is within your reach. Step inside and discover a functional kitchen and bathroom that serve as a solid foundation for your vision. You have the freedom to design and create a space that perfectly suits your style and preferences. The possibilities are endless! Three good sized bedrooms, the master bedroom has a built-in robe. With a reverse cycle split system in place, you'll enjoy year-round comfort, keeping you cool in the summer and cozy during the colder months. Say goodbye to extreme temperatures and hello to the perfect ambiance throughout the year. With a single garage and convenient off-street parking, this property has all the features you need. Imagine the potential this property holds. Restore it to its former glory, preserving its unique character and charm, or let your imagination run wild and create something entirely new. The decision is yours! Don't miss out on this exceptional opportunity. Call now to schedule a viewing and unlock the full potential of this property. Act fast, as opportunities like this are rare. Your dream home awaits!

Features Include:

- Location!
- Renovate or rebuild
- Functional kitchen and bathroom layouts
- Good sized living area
- Reverse cycle split system
- Three good sized bedrooms, master with BIR
- Reverse cycle split system
- Single garage and off-street parking

Outgoings & Property Information: Living size: 107.39 sqm Block size: 627 sqm UCV: \$800,000 Rates: \$3,946 per annum Land tax (if rented): \$6,610 per annum EER: 2.0

Disclaimer: Whilst we take all due care in gathering details regarding our properties either for sale or lease, we accept no responsibility for any inaccuracies herein. All parties/applicants should rely on their own research to confirm any information provided.