

**5 Bidia Place, Waramanga, ACT 2611**

**MARQ**

**House For Sale**

Thursday, 16 November 2023

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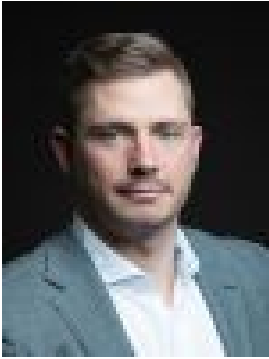
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 943 m2**

**Type: House**



Jason Anasson  
0423821138



Rachel Anasson  
0499333217

## Auction Onsite

Buyer's feedback: \$950,000+ Step into a world of artful living with this Waramanga home, which is unlike anything else you'll find on the market. Set on a large block sitting privately at the end of a cul-de-sac, the roomy main residence boasts three bedrooms, plus a modernised bathroom with separate toilet. The kitchen and living spaces are a celebration of colour and creativity, with original murals adorning the ceilings and artful touches integrated everywhere you look. Outside is a masterpiece in itself. Intricately shaped hedging and landscaping leads you through the peaceful garden, with more original sculptures and artworks, set to the soundtrack of local birdlife and the trickle of the fish pond. The home's side wall is transformed into a large mural of a serene mountain landscape, dotted with magpies. Also tucked out the back is a detached one bedroom granny flat, offering space for visitors or a potential revenue stream. The home backs onto a green belt, adding to the tranquillity, while you can enjoy an outlook towards Mount Taylor. It's comfortable, peaceful living, popping with colour, where every detail tells a story.

- Three-bedroom, one-bathroom home south-east facing home with large carport - Spacious kitchen with 900mm oven and cooktop and stone benchtops - Living spaces adorned with original murals and artworks by the owner, complemented by cedar windows and doors - All bedrooms with mirrored built-in robes - Updated bathroom with floor-to-ceiling tiles and separate toilet - Separate laundry room and large carport - Detached one bedroom one bathroom granny flat with polished concrete floors, stone benchtops in kitchen and floor-to-ceiling tiles in bathroom - Fully landscaped garden with hedging, original sculptures and artworks, and fish pond - Large 943sqm block, sitting at the end of a cul-de-sac, backing onto a green belt - Energy Efficiency Rating 2.0 - NBN Connected FTTN - Located close to Cooleman Court shopping precinct with easy access to Woden Town Centre. Mt Stromlo High School and Arawang Primary School are close by.

General Rates: \$3,657.49 approx. per annum  
Land tax (if rented) \$6,444.52 approx. per annum  
Unimproved land value approx. \$700,000 (2023)