

# 5 Bosisto Place, Wanniassa, ACT 2903

## Sold House

Monday, 14 August 2023

5 Bosisto Place, Wanniassa, ACT 2903

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 106 m<sup>2</sup>

Type: House



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**\$807,000**

Tucked away in a secluded cul-de-sac hideaway is this delightful, inviting abode built on a large, level block and one that is sure to pique the interest of the first homebuyer, downsizer or astute investor. The sun washed, open plan design reveals a light filled, living and dining area, a kitchen, bathroom and laundry with a fresh, modern look and striking 'yellow box' timber floors. Year-round comfort can be assured with the benefit of ducted gas heating and reverse cycle air conditioning with built-in-robos in 2 of the 3 bedrooms. Sited perfectly with secure double gate access to the backyard, plenty of covered and uncovered parking options, low maintenance gardens and plenty of room to extend. Further enhanced by a wonderful location affording quick access to all amenities on offer in Tuggeranong and the Woden Valley with the Wanniasa Shops, local schools and sports ovals at your doorstep. HIGHLIGHTS:-inviting home centrally located in the corner of a private, secluded cul-de-sac-modern kitchen with dishwasher and plenty of storage-renovated laundry with generous cupboard space-modern bathroom with separate toilet-stunning 'yellow box' timber floors-recessed lighting-roman blinds in the bedrooms, timber blinds in the kitchen and entry and new curtains in the kitchen and living area -double linen cupboard -built in robes in 2 of the 3 bedrooms-sited on a large level block with plenty of room to extend-covered entrance-sliding door access from the dining area to the backyard-low maintenance and easy-care grounds with garden shed -secure, colourbond gated access to the back yard-double metal garage-extensively stencilled concrete paths and parking areas ADDITIONAL INFORMATION:Block: 17 Section: 207Block size: 831m<sup>2</sup>Living area: 106m<sup>2</sup>Land value: \$511,000Land rates: \$2,728Land Tax: \$4,119 (only paid if leased)Rental appraisal: \$650 - \$670 per weekAll measurements and values are approximate.\*Please note: The floor plans and aerial photographs with any highlighted boundaries provided on this website may not be entirely accurate and are not necessarily to scale. They are intended as a guide only and must not be relied upon. In addition, the property information provided has been obtained from sources we deem to be reliable, however, Michael Potter Real Estate cannot guarantee its accuracy and persons should rely on their own due diligence.