

54 Guthridge Crescent, Wanniassa, ACT 2903

LUTON

House For Sale

Friday, 24 May 2024

54 Guthridge Crescent, Wanniassa, ACT 2903

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 747 m2

Type: House



Tim and Justine Burke
0261780200



Julia Atkinson
0261780200

Auction

Set within established gardens in a quiet loop street you will find this delightful, privately-built home that offers a wonderful family lifestyle opportunity. With renovations extending throughout the home, there is a modern feel with neutral tones and updated fittings. The inviting lounge and dining room features abundant natural light and leads through to the kitchen and meals/family area. The updated kitchen has good bench and storage space, a gas stove and new dishwasher, and flows out to the covered rear deck, which makes outdoor entertaining a breeze. Offering flexibility, there are four bedrooms of which three have built-in wardrobes, with the fourth bedroom easily lending itself to use as a study for those working from home. The newly renovated bathroom is a good size with a separate toilet, and the laundry has been renovated to match. Positioned on a leafy 747m² parcel of land that is screened by mature gardens, there is ample space at both the front and rear of the home to enjoy the outdoors. The oversized single garage with auto door and 6.4kW solar system only add to the appeal, and you're sure to love the convenient location here with primary and secondary schools, and the Erindale Shopping Centre within close proximity. Features: - Quiet loop street with schools and shops close by- Well-presented home, updated throughout- Light-filled lounge and dining room with a reverse cycle split system- Family/meals area off the kitchen- Updated kitchen- Four bedrooms, three with built-in wardrobes- Fully renovated bathroom done just last year, separate toilet- Ducted gas heating, evaporative cooling- 6.4kW solar system and reclaimed energy hot water heat pump- Covered rear entertaining deck- Sizeable backyard with established gardens- Oversized auto garage plus off-street parking- Rental appraisal of \$640 to \$680 per weekEER: 1Land Size: 747m²Living Size: 135m² (approx.)Land Rates: \$2,792 p.a (approx.)Land Value: \$485,000 (approx.)