

# 6 Alawa St, Waramanga, ACT, 2611

## Leased House

Tuesday, 18 July 2023



THE  
PROPERTY  
COLLECTIVE

6 Alawa St, Waramanga, ACT, 2611

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Desirable family home with multiple living spaces on a large single level block.

Follow this link to apply now:

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Welcome to 6 Alawa Street, Waramanga! This stunning home offers a homely feel and charming features that will instantly make you fall in love. Situated on a spacious single-level block, this property provides a relaxed and convenient lifestyle that you won't want to miss.

Step inside and be captivated by the large open plan living area, perfect for both family gatherings and cozy nights in. With two separate living areas, you'll have plenty of space to relax, entertain, and make cherished memories. The feature timber ceiling in the sunken living room adds a touch of elegance and character, creating a warm and inviting ambiance with direct access through to the undercover deck. Year round this space is enjoyed with the addition of the split system air conditioning unit.

The heart of this home lies in its spacious and well-appointed kitchen. Boasting ample benchtop space and an abundance of cupboards, this kitchen is a dream come true for those who love to cook and entertain. Whether you're preparing a gourmet meal or simply enjoying a casual breakfast, the generous workspace allows for easy meal preparation and ensures that everything is within reach.

The bathrooms have been impeccably maintained and are in pristine condition.

A bathtub, floor to ceiling tiles, tasteful finishes, and meticulous cleanliness make the bathrooms a pleasure to use every day. Prepare to indulge in a refreshing and invigorating experience as you step into the ensuite after a long day of work.

The low-maintenance secured backyard is a true retreat, offering a private oasis for outdoor enjoyment. Spend your afternoons unwinding on the undercover deck, where you can relax with a good book or entertain guests in style. The serene surroundings and beautifully landscaped yard create a tranquil atmosphere that will make you feel right at home.

For your pride and joy the secure carport and open car port provides space and flexibility the whole family can enjoy.

Nestled in the desirable suburb of Waramanga, this property provides easy access to nearby amenities, parks, and schools. Experience the perfect blend of comfort and convenience. Don't miss your chance to make 6 Alawa Street your new home.

### The Perks:

- ☑ Two segregated living areas
- ☑ Ceiling fans
- ☑ Ducted heating
- ☑ Segregated living and dining
- ☑ Low maintenance backyard
- ☑ Spacious kitchen with ample benchtop space
- ☑ Ensuite in master bedroom
- ☑ Split system aircon in living room
- ☑ Lockable carport and additional open air car port

### The Numbers:

- ☑ 10 min drive to Westfield Woden Approx.
- ☑ 5 min drive to Coleman Court Approx.

- 1 min walk to local parks Approx.
- 20 min drive to Canberra Centre Approx.
- 2 min walk to Public Transport Approx.

Availability: 25th July

Please note: the property does comply with the minimum ceiling insulation standards

Disclaimer: While all care has been taken in the advertising and marketing of these properties, we do not accept responsibility for any errors or inaccuracies

Pets: Prospective tenants must obtain prior consent from the owner and body corporate (if applicable) to keep pets on the premises.