

**60 Southwell Street, Weetangera, ACT 2614**

LUTON

**House For Sale**

Thursday, 25 April 2024

60 Southwell Street, Weetangera, ACT 2614

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 2396 m2**

**Type: House**



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## Auction

Welcome to 60 Southwell Street, Weetangera. This four-bedroom gem nestled on a sprawling 2396m<sup>2</sup> block is a rare find, hitting the market for the first time. Located conveniently in a quiet street opposite Weetangera Primary School, this home offers immense potential for its new owners. The moment you step inside you are greeted with a welcoming feeling of warmth and space. Large and light filled, the lounge and formal dining room provide the perfect spot to sit back and relax. The kitchen flows through to the meals and family area that seamlessly connect to the backyard, ideal for extending your entertaining area. Accommodation is provided by four generous bedrooms, the master with ensuite and walk in robe. Extra-large bedrooms will prove a bonus for families with teenagers or for the younger children ample space for all their toys and even a desk. All the bedrooms have large windows to bring the outdoors in. The double garage again is oversized with a generous workshop area and its own toilet. No need to run into the house when you are dirty from working away. A second garage in the backyard could be used for car parking or as a hobby space, with large windows filling the room with light. The backyard is huge with so much potential, room for a pool, a tennis court or even a second dwelling...the options are endless. Generous side access provides ample space for a caravan or trailer and will make any future additions or enhancements a breeze. Revived and refreshed interiors allow you to simply move in and enjoy, while offering the ideal canvas to personalise and make your own. Weetangera has so much to offer, being a suburb with a quality school and surplus of conveniences. You're only a short stroll to Weetangera shops, Hawker shops and a short drive to the Belconnen town centre. Easy access to the Jamison shops, Lake Ginninderra, Canberra City and Canberra's south makes this home a must see!

Features: 4 bedrooms all with built in robes, Master with walk in robe and ensuite, Huge laundry room with its own powder room, and enough space for an office. Large kitchen with lots of storage, Open plan family and meals, Enormous 2396m<sup>2</sup> parcel of land, Formal dining and lounge, New carpets throughout, Freshly painted in and out, Double garage with workspace, laundry and toilet, Second 1/12 size garage / hobby space (with power), Main bathroom with bath and shower, Separate toilet, Ducted gas heating throughout, R/c unit in family room area, Solar panels and solar monitor 3kw, Elevated position.

Statistics: Living size: 189m<sup>2</sup>, Garage size: 46m<sup>2</sup>, Second garage/hobby space: 29m<sup>2</sup>, Land size: 2396m<sup>2</sup>, UV: \$882,000, Rates: \$4,811 per annum, EER: 3.5 Stars