

61 Gaunson Crescent, Wanniasa, ACT 2903

Sold House

Thursday, 14 March 2024



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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1005 m2

Type: House



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\$980,000

Embark on a journey to discover the epitome of location, space, and convenience within this exceptional residence. A rare opportunity beckons for those seeking to elevate their lifestyle in one of Tuggeranong's most sought-after suburbs. This home seamlessly blends prime location with expansive living, nestled on a substantial 1,005m² block that presents endless possibilities for expansion. Whether you envision extending the existing dwelling, adding a granny flat, scope for a luxurious swimming pool, this property offers the canvas for your dream lifestyle to unfold. As you step inside, you're greeted by a freshly painted canvas adorned with premium flooring throughout, beckoning you to imprint your personal style over time. Meticulously updated and renovated for contemporary living, this home unfolds with distinct zones including a separate lounge, formal dining area, family room and a stylishly appointed kitchen at the heart of it all. Entertaining becomes a delight within these walls, with ample room to host both family gatherings and intimate evenings. Retreat to the master suite, thoughtfully positioned for privacy and tranquillity, boasting a walk-through double robe and ensuite. Three additional generously sized bedrooms, two with built-in robes, ensure comfort for every member of the household. The main bathroom, featuring a bath, shower, and separate toilet, caters to daily needs with effortless grace. The modern kitchen is a culinary sanctuary, equipped with high-end appliances, stone benchtops, and abundant storage options. Flowing seamlessly to the family room, this space extends to a rear outdoor entertainment area, where a sizable deck and pergola create an inviting alfresco oasis. Whether you're enjoying a summer BBQ or watching the kids frolic in the spacious backyard adorned with fruit trees and established trees, outdoor living is truly a joy. But the allure of this home extends beyond its walls—it's a haven for both adults and children alike. The expansive block provides ample room for adventure and creativity, with a charming chicken coop nestled among the lush greenery. Imagine the excitement on your children's faces as they explore their own slice of paradise. A standout feature of this property is the oversized double garage, offering abundant space for hobbies or additional storage needs. Enhanced by a 6.6KW solar system and ducted reverse cycle heating and cooling, this home ensures efficiency and comfort year-round. Ideally situated within walking distance to local amenities, nature reserves, walking tracks, multiple schools, parks, and shopping centers, this home epitomizes the quintessential suburban lifestyle. Welcome home to a harmonious blend of luxury and practicality, where every detail is crafted for the enjoyment of those who call it their own.

The Lifestyle:

- Wanniasa Hills Nature Reserve
- Mount Taylor Nature Reserve
- Close to Erindale Shops
- Wanniasa Hills Primary School
- Westfield Woden Shopping Centre
- South Point Shopping District

The Perks:

- Prime positioning in a coveted suburb
- Expansive 1,005m² block offering endless potential for expansion
- Move-in ready home with 160m² of internal living space
- Opportunity to extend the existing dwelling, add a granny flat, or luxurious swimming pool
- Freshly painted interior complemented by quality flooring throughout
- Meticulously updated and renovated for modern living
- Distinct zones including a separate lounge, formal dining area, and stylish kitchen
- Master suite with walk-through double robe and ensuite for ultimate privacy
- Three additional generously sized bedrooms, two with built-in robes
- Main bathroom featuring bath, shower, and separate toilet
- Modern kitchen equipped with high-end appliances and ample storage
- Seamless flow to a rear outdoor entertainment area with sizable deck and pergola
- Spacious backyard adorned with fruit trees and garden beds
- Charming chicken coop nestled among lush greenery for added fun for the kids
- Oversized double garage providing abundant space for hobbies or storage
- Enhanced by a 6.6KW solar system and ducted reverse cycle heating and cooling
- Conveniently located within walking distance to local amenities, schools, parks, and shopping centers

The Numbers:

- Internal living space: 159.70m²
- Garage: 58.50m²
- Block: 1,005m²
- EER: 1.5 Stars
- Land value: \$493,000 (2023)
- Rates: \$742 p.q (approx.)
- Build: 1979