

# 7 Byrne Street, Wanniassa, ACT 2903



## House For Sale

Thursday, 14 March 2024

7 Byrne Street, Wanniassa, ACT 2903

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 891 m2

Type: House



Jonny Warren  
0401452625



Sienna Sewter  
0477139216

**\$859,000+**

Discover the perfect setting for your family's next chapter in this beautifully maintained four-bedroom home in the heart of Wanniasa. With its substantial 891sqm RZ2 block, this property offers a blend of comfort, style, and space – ideal for a growing or established family. This home has been the cornerstone of a family's journey, evolving with them over the past 14 years and mirroring the family's growth and requirements through various upgrades. Inside, experience the warmth and elegance of engineered hardwood flooring and the privacy of plantation shutters. Modern essentials include ducted gas heating, evaporative cooling, and efficient, LED lighting ensure year-round comfort – reflecting the ongoing care and love poured into this home. Outside, the extended, split-level decking became the family's cherished retreat, hosting barbecues and gatherings against the backdrop of stunning sunsets and Brindabella views. The secure, spacious backyard, complete with low-maintenance gardens, was the stage for countless memories, from festive celebrations to simple joys of outdoor play and games of family cricket. Filled with laughter, love and milestones, this home has hosted a growing family – sharing life's precious moments. Now that the kids are both grown the homeowner is ready to start their next chapter, 7 Byrne Street awaits a new family, ready to be filled with new dreams, laughter, and memories. \*Agents Interest\*

More Details:- Substantial RZ2 block- Four bedrooms featuring carpet & plantation shutters, three with built-in wardrobes - Open plan dining & kitchen flowing seamlessly into living area- Kitchen featuring 11ve 900mm freestanding electric oven with 5 burner gas cooktop, Delonghi dishwasher, feature splashback, granite benchtops, breakfast bar & ample built-in cabinetry- Engineered hardwood flooring throughout living and hallways- Horizon evaporative cooling - Brivis ducted gas heating- Gas hot water- Fully-tiled bathroom featuring bathtub & separate shower - Separate toilet- Laundry featuring ample built-in cabinetry & external access- Large secure backyard featuring established gardens, lawn, two garden sheds, split-level decking & under house access/storage - Double car garage (separate to house)- Additional on-site parking available in front yard- Within walking distance of local schools, shops, parks & Wanniasa Playing Fields- Approx. UV \$526,000- Year Built: 1976- EER: 2 stars- Approx. Block Size: 891 sqm- Approx. Living Size: 128.46 sqm- Approx. Garage Size: 40.15 sqm- Approx. Council Rates: \$2486.52 per annum- Approx. Rental Return: \$700 - \$750 per week