

# 72 Guthridge Crescent, Wanniassa, ACT 2903

## Sold House

Thursday, 10 August 2023

72 Guthridge Crescent, Wanniassa, ACT 2903

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 910 m2

Type: House



Mark McCann

**\$860,000**

Located in the vibrant suburb of Wanniasa this charming home offers a comfortable and convenient lifestyle for families and individuals alike. With its prime location close to public transport and quality schools, this property is ideally situated for easy commuting and great educational opportunities. Positioned perfectly within Wanniasa, residents will enjoy an abundance of shops and restaurants just a stone's throw away, providing endless options for dining and entertainment. As you approach the property, you'll be welcomed by the private, established front yard and a sun-soaked front pergola area, creating an inviting and warm atmosphere. Step inside through the formal entry, where there is ample room to hang coats and store belongings. The living area is flooded with natural light and seamlessly flows into the dining and kitchen areas. The dining room offers direct access to the impressive covered entertaining area, here you can take in the mountain views. This space is perfect for hosting gatherings or simply relaxing and enjoying the picturesque surroundings. The modern kitchen is a chef's dream, featuring quality Blanco cooking appliances and a Bosch dishwasher. With plenty of cupboard and surface space, meal preparation becomes a breeze. Additionally, the kitchen overlooks the yard, allowing you to keep an eye on the kids while preparing delicious meals. The home is complete with new floating flooring, ensuring both durability and style, as well as ducted reverse cycle and ducted gas for year-round climate control, ensuring ultimate comfort in any season. Three good sized bedrooms all provide built in robes. The bathroom is tastefully designed with floor to ceiling tiling, crisp colours and elegant black tapware. It offers a bath, vanity, and shower, all conveniently located well within the floorplan for easy access. This thoughtful layout ensures practicality and functionality for the entire household. The external features of this home are equally impressive. Situated on a generous 910sqm block, there is plenty of yard space for children and pets to roam freely. The property boasts a single carport and double garage, providing ample room for vehicles and storage. The secure yard is enclosed with Colorbond fencing, ensuring privacy and peace of mind. For green thumbs and food enthusiasts, there is even space for a vegetable garden, allowing you to grow your own fresh produce right at home. One of the standout features of this property is the exciting opportunity it presents for extension. Architecturally designed plans have already been drawn up and approved, allowing you to expand and personalise this home to suit your needs. Imagine the possibilities of creating additional living spaces or an extra bedroom, all while maintaining the character and charm of the existing property. Offering an outstanding opportunity to secure a comfortable home in a prime location. With its exciting potential for extension, impressive external features, and stylish internal finishes, this property is sure to impress. Don't miss your chance to make this house your dream home.

- Modernised home on generous 910sqm block
- Light filled, L-shaped living and dining rooms
- Kitchen with stone benches, quality appliances and good storage
- Three generous bedrooms all with built in robes
- New floating flooring, Euro style laundry
- R/C ducted heating and cooling
- Ducted gas heating, instant gas hot water
- Covered pergola, low maintenance gardens
- Single carport, double garage behind fence line
- Close to public transport, arterial roads, and quality schools
- Architecturally designed plans for extension already approved

The information contained above is believed to be correct at time of advertising however, we take no responsibility for the accuracy of this information and prospective purchasers are advised to rely on their own research.