

74 Longmore Crescent, Wanniassa, ACT 2903

Sold House

Monday, 14 August 2023

Canberry.

Live Where You Love

74 Longmore Crescent, Wanniassa, ACT 2903

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 968 m2

Type: House



Mathew Kocic
0261097280

\$770,000

ACT Territory Plan Changes...The new Territory Plan has made changes to RZ1 zoning. Blocks of land over 800sqm in an RZ1 zone will now be able accommodate dual occupancy developments with separate titles building a second dwelling on their block up to 120sqm.

What You'll Love...A prime opportunity for the astute investor or first home buyer, 74 Longmore Crescent, Wanniasa is a family sized house on almost a quarter of an acre of land. Situated on the edge of Farrer Ridge Nature Reserve with Mount Taylor only a short stroll away, this sturdy home is super close to parklands, local schools and shops and has easy access via Athllon Drive to Tuggeranong town centre and beyond. There are options for you to leave the property as it is, further renovate and either rent out or move in yourself. No matter your choice, this property poses a fantastic investment opportunity for those fast enough to seize it. Inside, the home is freshly updated and offers spectacular functionality as well as great proportions. To the right as you walk in is the light-soaked main living area, a large room that overlooks the front garden and benefits from reverse cycle airconditioning. Beyond that is the open-plan dining area and kitchen, both of which look great after their recent facelift. The kitchen is fitted with stainless steel appliances and has storage space galore thanks to its smart U-shape layout. The meals area flows neatly from the kitchen and provides plenty of space for family and guests whilst the laundry sits off to the other side of the room and is a handy way to snag some extra storage. Wood-look flooring connects the entire house and leads you along a hallway to the three bedrooms on the left of the property. Two of the bedrooms have built-in-robos and the main is especially well-sized. The main bathroom sits neatly alongside the bedrooms and is very contemporary, with chrome finishes, a big shower and even a bath whilst the separate toilet is an ultra-handly bonus. The real wow factor for the property comes out the back. The backyard is seriously massive - Ideal for families, kids and pets. Nice and flat, it's an entertainer's paradise and boasts a beautifully shimmering pool (hello summer!) and even additional living space thanks to a standalone rumpus area. The rumpus room out the back is a massive win and provides the perfect place for extra play space, a home study, studio or workshop, or even a teenager's retreat. A true family haven that proves itself as a cracking investment, 74 Longmore Crescent, Wanniasa is a real winner and won't last long before it's snapped up. With its practical layout, recent refresh, entertaining options galore and bonus living space, it's no wonder that you or your tenants will live where you love in this Wanniasa wonder.

At a glance... - Inside, the home is freshly updated and offers spectacular functionality- A light-soaked main living area- Open-plan dining area and kitchen - The kitchen is fitted with stainless steel appliances and has an abundance of storage- Two bedrooms with built-in-robos and the main bedroom which is especially well-sized- The main bathroom is very contemporary, with chrome finishes, a big shower and separate bath- A seriously massive backyard- An entertainer's paradise and boasts a beautifully shimmering pool- Outback is an addition of what is the perfect rumpus room or studio- Situated on the edge of Farrer Ridge Nature Reserve with Mount Taylor only a short stroll away

Love the location... - Within 5 minutes' drive to the Erindale Shops- Within 7 minutes' drive to the Tuggeranong Hyperdome- Within 17 minutes' drive to the Canberra CBD

Property details...Living: 110sqmBlock: 968sqmBuilt: 1976EER: 2.0UV: \$521,000Rates: \$879.33pq (approx)Land Tax: \$1,452.38pq (approx. only if rented)Disclaimer: The material and information contained within this marketing is for general information purposes only. Canberry Properties does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.

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