

75 Nangor Street, Waramanga, ACT 2611



House For Sale

Friday, 3 November 2023

75 Nangor Street, Waramanga, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 905 m2

Type: House



Jane Macken
0262888888



Emma Robertson
0422415008

\$1,090,000 +

Designed to showcase modern interiors delivering an abundance of natural light, this modern residence is the perfect blend of space and style. Intelligent design delivers superb versatility as ready-made multigenerational living provisions, the extensive renovation and well-thought-out floorplan ensures you need to do nothing but move in and enjoy. This home is perfectly placed on the corner block, offering two driveways and an expansive front lawn behind landscaped gardens, so desired by buyers yet a rare feature of a modern home. Stepping inside, the wonderful flow of this home is immediately apparent. A formal living area is positioned at the front of the home, spacious and bathed in sunshine. The chef's kitchen hosts an adjacent meals area and boasts gas cooktop, dishwasher, oven, stone benchtops and great storage. Large windows give a perfect backdrop over the backyard while cooking or dining. Also on this level are three large bedrooms, all with built in robes, serviced by a modern bathroom with luxurious spa bath. Expanding the brilliant living versatility, the split-level design offers privacy to an additional living quarters. An ideal 'parents retreat', this space houses another large living area plus study nook, large bedroom, walk in robe and another modern bathroom/ensuite. With its own entrance, this space is currently being utilised as an airbnb, or easy conversion to a secondary residence for an extended family or a home business. Outdoor access is given by both the main house and parents retreat. With multiple spaces to unwind and entertain throughout the seasons, the backyard offers two decked areas, one covered, expansive lawns and a paved area ideal for the fire pit or BBQ. The backyard is fully fenced for security and privacy and the gardens are delightfully easy care yet luscious and green. Additional features include ducted gas heating throughout, a double garage plus double carport and on-site parking available for your trailer, boat or caravan across dual driveways, an alarm system, app-controlled lighting in all bedrooms, separate laundry with storage. Built with the utmost quality in every facet, the location delivers a lifestyle that is second to none with an esteemed highly sought-after address. Families will appreciate the proximity to a range of local schools, parks and shops, all within walking distance. For more extensive shopping and dining options, Cooleman Court and Woden Town Centre are just a short drive away. Features:

- Spacious, 905m² flat block with dual driveways
- Ideal, renovated family home with separate living areas and option for secondary residence
- Renovated kitchen with gas cooktop, dishwasher, oven and stone benches
- Large formal living area with separate meals/dining
- 'Parents retreat' with separate living area, bedroom, walk in robe and ensuite.
- Three additional bedrooms all with built in robes
- App controlled lighting in all bedrooms
- Renovated main bedroom with spa bath
- Backyard with two decked areas, grassed and paved areas plus easy care greenery
- Ducted gas heating throughout
- Double garage, double carport and on site park for your Trailer, Boat or Caravan
- Ample of storage throughout the house
- Garage well equipped with shelves
- Alarm system
- Close to quality schools of Arawang Primary, Chapman Primary, St John Vianney's and Mount Stromlo High School
- Close to Waramanga local shops and Cooleman Court

Land size: 905m² (approx.) Living size: 159m² internal (approx.) Land value: \$632,000 (2023) (approx.) Rates: \$3,373 p.a (approx.) Land tax: \$5,830 p.a (approx.) EER: 1.5 stars