

7A Moule Place, Wanniassa, ACT 2903



Duplex/Semi-detached For Sale

Saturday, 24 February 2024

7A Moule Place, Wanniassa, ACT 2903

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Duplex/Semi-detached



Sandra Maciunas
0405537562



Sally McCallum
0261890100

\$660,000+

Sandra and Sally from LJ Hooker Tuggeranong are pleased to present this gorgeous, affordable home, ready to move in and enjoy. Located at the end of the cul-de-sac, boasting three bedrooms, spacious living and low maintenance grounds, this is a must for your inspection list. Private and peaceful with street frontage on a dual occupancy block and no body corporate fees, a perfect opportunity for astute purchasers seeking value for money and a bang for their buck. An awesome first home opportunity. Easy access to bike/walking paths and a playground only a couple of minutes away, ideal for those with an active lifestyle. A lovely family home with room for the kids, the dog or for the those simply looking for value for money and a place to call home. No matter what your family dynamics; this home has something for everyone. Only a five minute drive to South.Point Shopping Centre, Tuggeranong bus terminal or Erindale shops. It is well positioned to amenities, including schools, sporting grounds and so much more. We welcome you to come along and look for yourself!

Features- Cul-de-sac location- Private front facade with mature garden- L-shaped lounge and dining room with split system- Neutral decor- Spacious kitchen with free standing stove and breakfast bar- Family/casual meals - Three bedrooms, two with built-in robes- Roller blinds & curtains- Updated bathroom with bathtub- Separate toilet- Separate laundry with linen- Low-maintenance grounds- Single carport- Short stroll to playground, walking paths and shops- Well-located near main arterial roads and easy access to both Tuggeranong and Woden Residence - 114 sqm off planGarage - carport - 30 sqm off planBlock size - 426 sqmRates - \$2,774 paLand Tax: \$3,682 pa if requiredEER - 1 StarConstruction - 1976

Disclaimer: Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.