

8 Annand Place, Wanniassa, ACT 2903

LUTON

Sold House

Friday, 22 March 2024

8 Annand Place, Wanniassa, ACT 2903

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 806 m2

Type: House



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Contact agent

This is a fabulous entry-level property in a great location - a cosy home on a very private large block at the end of a quiet cul-de-sac, backing onto a greenspace. The freshly painted and updated home has an open-plan lounge and dining zone (including study nook) with dual-aspect windows and tiled flooring. The updated kitchen overlooks the dining area, it has generous cupboard space, a breakfast bar, and dishwasher. There are three carpeted bedrooms with built-in wardrobes, which share the fully-tiled updated bathroom and separate toilet. The laundry has also been updated with a timber bench and good storage space. Interior comfort is assured with a gas wall heater in the living space plus reverse-cycle split system. The outdoor space on the flat block is large enough for all ages to enjoy fresh air activities and fun. Surrounding the home on three sides and bordered by Colorbond fencing, the front and rear yards are very neat and low-maintenance, but with so much room to play with it's easy to envisage the potential for more gardens, entertaining spaces, or future home extension. Car accommodation is in a double carport. Super-conveniently located, the home enjoys quick access to the shores of Lake Tuggeranong, the Tuggeranong shopping precinct's ample amenities, private and public primary and high schools and colleges, and the Erindale Shopping Centre. Features:-
- Great entry-level home at end of cul-de-sac location
- Large block with easy-care private gardens
- Huge rear yard is a blank canvas
- Updated and freshly painted inside
- Gas wall heater and reverse-cycle split system
- Conveniently located in close proximity to lake, schools, sporting and retail amenities
- Rental appraisal of \$600 to \$640 per week
EER: 1.5
Land Size: 806m²
Living Size: 108m²
(approx.)
Land Rates: \$2,793 p.a (approx.)
Land Value: \$495,000 (approx.)