

9/93 Nemarang Crescent, Waramanga, ACT 2611

home by holly

Sold Townhouse

Monday, 14 August 2023

9/93 Nemarang Crescent, Waramanga, ACT 2611

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Townhouse



Bianca Way
0491850701



Rick Meir
0491850701

\$620,000

#soldbybianca \$620,000 You wake up on a Saturday morning with the sun shining in your bedroom window. Eventually climb out of your bed sanctuary, get organised and walk a mere 61 meters over to Waramanga Shops. The only choices ahead of you are, do you grab some fresh local eggs and bread from the IGA, or sit down at Village Cafe for their new morning special of Zucchini and corn fritters with avocado, poached egg, crispy sweet potato crisps topped off with tomato relish? Either way, you're going to start your weekend right! 9/93 Namarang Crescent sits at the end of the immaculately maintained "The Lloyd" complex. Comprising of just 17 units nestled into the local Waramanga community hub, this home benefits from its location, private established gardens and a warm, modern, aesthetic. Through the front courtyard you are welcomed into the open plan living, kitchen and dining areas, as the day ticks by sun shines into all aspects eventually landing on the back courtyard which is perfectly situated for spring evenings and long summer nights with friends. Upstairs are the two bedrooms with extensive built in storage, adjoined by the main bathroom and laundry space. This home offers the opportunity to enter into the Weston Creek property market, in a gorgeous home, with all the convenience of being walking distance to both Waramanga Shops and Cooleman Court, and only 15 minutes drive from the CBD. Work, live and play within the heart of Canberra, where you can buy your first home, and eat your smashed avo too. features: .2 bedroom end of terrace townhouse. bedrooms upstairs with built in wardrobes. central kitchen with dishwasher. sunny dining room. front and rear terraces. secure underground parking. split system air conditioning. combined bathroom and laundry upstairs. under stair storage. seperate water-closet downstairs. EER: 5.0 Rates: \$2,032pa approx Body Corporate: \$898.25 pq approx