

9 Mauger Place, Wanniassa, ACT 2903



Sold House

Saturday, 25 November 2023

9 Mauger Place, Wanniassa, ACT 2903

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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\$811,000

* Buyers guide - \$750,000+*Set at the end of a quiet cul-de-sac, this beautifully renovated home is "move in" ready. Set on an impressive 1080 sqm block of land all of the heavy lifting has been done here at 9 Mauger place. Beautiful double glazed windows, new bathrooms and a large back yard - this spacious 4 bedroom home is sure to impress. Stepping inside you will notice the home's versatile open floor plan, flooded with plenty of natural light. The kitchen is complete with a 6 burner gas cooktop, a bosch oven and Asko dishwasher. Its open layout provides plenty of bench and storage space. The climate is controlled with ducted reverse cycle throughout as well as double glazed windows and doors. There is a 10kw solar system, a 3 phase power system that extends to the garage and an instant gas hot water system. The bathrooms have been beautifully renovated with the main including a large bathtub. The master and one other bedroom includes built-in robes but are all spacious and light-filled. The level backyard is expansive and will provide plenty of space and potential to do whatever you choose. The home backs onto a walking path which will take you to McKillop College and Trinity Christian schools. Features: • Reverse Cycle Air conditioning • Modern bathrooms • Double glazed windows • Gas cooktop • Massive 1080 sqm block • EER: 5.5 • Floor area: 124.71m² • Garage: 42m² • Constructed: 1974 • Rates: \$3,439.96 p.a • Land tax: \$5,978.60 p.a • UV: \$528,000 A great location close to schools, shops, playing fields and public transport this home is ready for the next chapter. With clear instructions to sell this home should be on top of your list - arrange an inspection today! Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.