

10 Angliss Place, Wanniassa, ACT 2903

House For Sale

Thursday, 9 November 2023

10 Angliss Place, Wanniassa, ACT 2903

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 946 m2

Type: House



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\$1,150,000

A rare opportunity to secure a magnificent family home in a tightly held cul-de-sac with next to no traffic. Situated on a large block, the home presents a sustainability-inspired lifestyle with mature fruit trees, a thriving vegetable garden, chicken coop, and 32 solar panels offering very minimal energy bills. It's a home of natural light and endless warmth over a vast single level layout, with character features and family-friendly proportions. All within easy reach of Erindale shopping centre, schools and public transport, this home ticks all the boxes for immediate enjoyment.

REGISTER YOUR INTEREST HERE: <https://prop.ps/l/25eFBlxqOdb0FEATURES>

- Family home in a tightly held cul-de-sac with next to no traffic
- View of the mountain ranges
- Segregated master bedroom with walk-through robe and ensuite
- Four additional bedrooms, three with built-in robes
- Sunken formal living area with exposed brick wood fireplace
- Separate formal dining area
- Updated kitchen with quality BOSCH appliances and ample cupboard and bench space, overlooking the rear garden
- Meals area or family room adjacent to kitchen
- Main bathroom with separate toilet
- Separate laundry with good storage
- Double glazed windows to front rooms
- Ducted electric heating and cooling throughout the entire house
- Ceiling fans in four bedrooms
- Recently renovated roof
- Recently repainted throughout
- Two private outdoor spaces, including covered patio and BBQ area for entertaining
- Large north-facing backyard with beautiful sandstone retaining walls, fully fenced with Colorbond and lockable gates, and with plenty of space for children and pets to play
- Easy care, beautiful garden spaces including mature fruit trees (cherries, apples, plums, olives, lemons, apricots), a thriving vegetable garden and a secure space for up to 6 chickens for daily fresh eggs
- Garden bathhouse (potential to convert back to a cubby)
- Double lock up garage with remote entry, and covered entry to front door
- Additional off-street parking
- 32 solar panels – 9.6kW
- Walking distance to Wanniassa Hills Primary School, St Mary Mackillop College, and Erindale College
- Walking distance to Erindale shopping centre (via laneway with no need to cross a road)
- Short drive to South.Point Tuggeranong, The Canberra Hospital, and Woden Town Centre

WHAT THE SELLERS LOVE ABOUT THE HOME

1. Picking our own cherries in December, and cooking dinner completely from the garden
2. Watching the kids learn to ride their bikes in our quiet cul-de-sac full of great neighbours!
3. Having a peaceful, steaming hot bath outside on a chilly day, and then curling up in front of the open fire.

STATISTICS (all figures are approximate)

EER: 2
Home Size: 170m²
Garage Size: 37m²
Land Size: 946m²
Construction: 1981
Land Value: \$439,000 (2023)
Rates: \$982 per quarter
Land Tax: \$1,245 per quarter (only applicable if not primary residence)
Rental Range: \$850 - \$880 per week