

# 12 Kirkton Street, Wanniassa, ACT 2903

Raine&Horne.

## House For Sale

Wednesday, 19 June 2024

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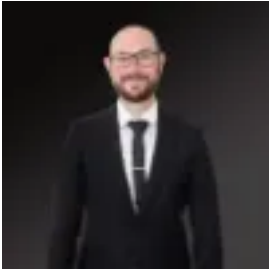
Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 736 m<sup>2</sup>

Type: House



Luke Scarlett  
0262518289

## Offers Over \$789,000

Step into a home full of character and charm at 12 Kirkton St, Wanniasa. Built in the late 1970s, this delightful residence offers a unique blend of vintage appeal and modern functionality, perfect for families seeking a serene and welcoming environment.

**Key Features:** Bedrooms: 3 + Converted 4th Room (Former Garage) Bathrooms: 1 Parking: 1 Carport + Visitor Parking Space Land Area: 736 sqm Floor Space: 121 sqm Energy Efficiency Rating: 2.5 Stars Orientation: True North Facing Heating: Ducted Heating Throughout Window Treatments: Mechanical Roller Shutters Property Highlights:

**Japanese-Style Backyard:** Immerse yourself in tranquility with a beautifully designed Zen garden, perfect for relaxation and outdoor entertainment.

**Functional Floorplan:** Designed with families in mind, offering ample space and practical layout for comfortable living.

**Converted Garage:** The garage has been thoughtfully transformed into a 4th bedroom, providing additional living space.

**Unique Features:** The 3rd bedroom robe has been converted into a study desk area, maximizing space and functionality.

**Large Frontage:** Enjoy a private courtyard and generous frontage, ideal for outdoor activities and hosting guests.

**Storage:** Two sheds provide ample storage solutions for your convenience.

**Kitchen:** Functional kitchen with plenty of storage and bench space, catering to all your culinary needs.

**Accessibility:** Conveniently located bus stop right out the front, making commuting a breeze.

**Outdoor Amenities:** Private Courtyard: A spacious and secluded area perfect for family gatherings and enjoying the outdoors.

**Visitor Parking:** Additional parking space ensures convenience for guests.

This home offers a unique opportunity to enjoy a peaceful lifestyle with all the modern conveniences. With its charming character, ample space, and serene backyard, 12 Kirkton St is a must-see for families seeking a blend of comfort and charm. For more information or to arrange a private inspection, contact Luke on 0434 445 845