

# 12 Yambina Crescent, Waramanga, ACT 2611



## House For Sale

Monday, 8 July 2024

12 Yambina Crescent, Waramanga, ACT 2611

**Bedrooms: 4**

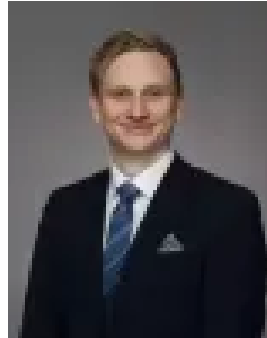
**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Mario Sanfrancesco  
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## Auction

Nestled behind leafy native gardens on a generous 836m<sup>2</sup> block, this charming three-bedroom brick home offers a perfect blend of convenience and potential in the sought-after suburb of Waramanga. The position is ideal with its proximity to local IGA shops, public transport access bus stop, Cooleman Court shopping centre, and easy access to Woden and Canberra's expressway which make it an ideal family location. Inside, you'll find an inviting open-plan living area featuring OFI (TMS) and a well-appointed kitchen. The large kitchen, overlooking the back garden, boasts ample bench space and cupboards, complemented by modern stainless steel appliances including an electric oven, gas cooktop, rangehood, and dishwasher. A thoughtful extension to the original home, currently used as a family room with built-in bookshelves, can easily serve as a spacious master bedroom or a formal dining room. The three existing bedrooms are carpeted, with built-ins in two rooms, while the main bathroom features a bath a separate toilet, and a separate large laundry room. The home features a reverse cycle air conditioner in the lounge and ducted gas floor heating throughout. The home also benefits from a 1.6kW solar system, contributing to energy efficiency. A standout feature is the expansive modern timber entertaining deck with a covered pergola, perfect for hosting gatherings or enjoying quiet moments outdoors. This deck overlooks spacious gardens with lush green lawns and privacy hedges and shrubs. A large shaded paved BBQ area adds to the outdoor amenities. The property also includes a long driveway leading to a carport and large gate, ideal for parking a trailer or caravan. There's also ample street parking available. At the rear of the carport, you'll find a large Colorbond storage shed with work benches and a space perfectly suited for keeping chickens or cultivating a vegetable garden, adding to the property's self-sufficient potential.

**Key Features:**

- Open-plan living area with vinyl timber look floors
- Spacious kitchen with ample storage and modern appliances
- Versatile extension - ideal for family room, extra bedroom, or dining area
- Three carpeted bedrooms, two with built-in wardrobes
- Updated bathroom with separate toilet and laundry
- Reverse cycle air conditioning and ducted gas heating
- 1.6kW solar system
- Expansive timber deck with covered pergola - perfect for entertaining
- Private, landscaped gardens with lush lawns
- Carport with additional space for trailer or caravan
- Large storage shed and potential for vegetable garden
- Close proximity to local IGA, bus stop, Cooleman Court shopping centre, and easy access to Woden and Canberra's arterial roads