

# 13 Houston Street, Wanniasa, ACT 2903

**McIntyre**  
PROPERTY

## House For Sale

Thursday, 11 July 2024

13 Houston Street, Wanniasa, ACT 2903

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 722 m2**

**Type: House**



Colin Blunden

0409015400

## AUCTION

We've found your new home! Situated only a short distance from the Erindale Centre, local schools, public transport stops and sporting facilities this immaculate four-bedroom home is one you must see! It provides so much and caters to many different needs! This much-loved family home provides a split-level design. The lounge room is a superb size and provides access to a magnificent, covered deck. The deck is the perfect spot for outdoor dining, many hours of relaxation and the perfect venue for entertaining and barbecues. The kitchen provides plenty of bench space and storage and alongside the family room which is a perfect meals area. All bedrooms are a lovely size and all have built in robes. The main bedroom provides an updated ensuite. This home also comes with a magnificent additional area, connected by a reading area or study nook, which can be used as a parent's retreat or for multi-generational living. This wing has a separate entrance and is independently metered, meaning that it can be used as a home office, or rented out for extra income. It boasts a huge fourth bedroom with an accessible ensuite, a walkthrough kitchenette and spacious, sunny living area. From this part of the home, you can also access the covered deck, including your own deck space to look out on the beautiful native garden. Outside, the back yard is easy care. There is a long driveway providing plenty of parking space and a double garage. Other features include reverse cycle air conditioning units, evaporative cooling, ceiling fans, ducted gas heating, solar panels and so much more. I can't wait to show you your new home! Call today to arrange your inspection. Features Include: • Four bedrooms • Main bedroom with ensuite • Spacious lounge room • Large, covered deck • Double garage • Granny flat/studio area with fourth bedroom, large living area and ensuite • Ducted gas heating • Evaporative cooling • Solar panels • Reverse cycle air conditioning units • Close to Erindale Centre, local schools and sporting facilities • EER 4.0

**Outgoings & Property Information:** Living size: 203 sqm Block size: 722 sqm Garage size: 43 sqm UCV: \$485,000 Rates: \$2,792 per annum Land tax (if rented): \$4,540 per annum Expected rent: \$820-\$850 per week Year Built: 1979 EER: 4.0

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