

148 Namarang Crescent, Waramanga, ACT 2611

LUTON

House For Sale

Saturday, 29 June 2024

148 Namarang Crescent, Waramanga, ACT 2611

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 761 m2

Type: House



Tim and Justine Burke
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Julia Atkinson
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Auction

Outstanding inside and out, this contemporary and stylish three bedroom home is both wonderfully presented and ideally located. Close to parks, local schools, Cooleman Court and Woden shopping precincts, the home has a standout street presence that begs further inspection. You will not be disappointed when you step inside - this is one book you CAN judge by its cover! Walking past the wide, covered front verandah into a spacious entranceway, the first impression of the home is one of openness and light, and a contemporary décor that could have come from the pages of a glossy magazine. There is nothing to be done in the immaculate property except appreciate the lifestyle options it offers. Upgraded and remodelled to enhance present-day living, a clever layout avoids compromising on the space and functionality today's buyers look for. A large lounge room seamlessly connects with the dining/meals area and on into a spacious, highly functional kitchen, enhanced with stainless steel appliances and abundant bench and storage space. All three bedrooms have built-in wardrobes and make the most of their aspects overlooking the landscaped gardens. Continuing the neutral palette, the upgraded bathroom, with separate toilet and new shower screen, is a white and light-filled delight. Outside, an extensive, wide covered patio runs the length of the house and is the perfect all-seasons entertaining area. Relaxing with friends and taking in the private, easy-care back garden from the patio would be one of the best ways to unwind after a busy day. Ducted gas heating and a four-car garage are just some of the additional features that make this one of a kind home a gem. A fantastic modern family home - don't miss your chance to live this dream. Features include: - Completely upgraded, modern family home with flair - Immaculately presented with contemporary décor - Set in a leafy loop street on an approx. 761m² block - Open-plan living and stylish interiors, neutral colour palette - Large living room with reverse cycle air conditioner - Dining/meals area adjacent to kitchen - Kitchen with Bosch gas cook top and electric oven, Haier dishwasher - Heaps of bench space extending to breakfast bar - Abundant storage, built-in pantry, back garden outlook - All 3 bedrooms with built-in wardrobes - Bathroom with shower and bath, new shower screen - Separate toilet - Ducted gas heating - Double blinds (Roman and shade). Kitchen with wide-slat venetian blind - New timber-look hybrid flooring in kitchen and meals areas - Carpet in living room and bedrooms - Alarm system - Security flyscreens at front and back doors - Large 4-car garage with auto-opening door - Private secure backyard, ideal for children's play - A mixture of lawn, easy-care gardens, raised vegetable bed at rear of garage - Automated irrigation system with timer control in front and back gardens - Located within walking distance to Waramanga Pre-School, Arawang Primary School, St John Vianney School and Mount Stromlo High School - Close to local shops and Woden town centre's shopping mall and offices - Rental appraisal of \$640 to \$690 per week EER: 2 Land Size: 761m² Living Size: 117m² (approx.) Land Rates: \$3,605 p.a (approx.) Land Value: \$686,000 (approx.)