

# 17 Balfour Cres, Wanniasa, ACT, 2903

## House For Sale

Thursday, 26 September 2024



THE  
PROPERTY  
COLLECTIVE

17 Balfour Cres, Wanniasa, ACT, 2903

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Lisa Silberberg  
0416227666

## All the creature comforts in one home

Privately positioned and set back from the street lies this beautifully appointed three-bedroom home offering a serene sustainable lifestyle while still being within walking distance of public transport, local schools, and the Erindale Shopping Centre.

As you step inside, the raked ceilings create a sense of openness and light, accentuating the spacious living areas ideal for formal and informal entertaining. Natural light pours in through double-glazed windows, enhancing the inviting ambience and making the home feel warm and welcoming all year round thanks to its 6 star energy rating.

The recently updated kitchen serves as the heart of the home, featuring modern electric cooking appliances, ample storage, and a dishwasher. This family-sized kitchen is designed for gatherings, allowing for effortless meal preparation while enjoying quality time with loved ones.

The home offers three generously sized bedrooms, including a large master suite complete with a walk-in wardrobe and private ensuite. The ensuite has been renovated and includes heated towel rails and a frameless shower.

Outdoor living is taken to the next level with an expansive covered deck, perfect for entertaining friends and family during weekend barbecues. The established gardens offer a tranquil undulating backdrop for relaxation and a wonderful space for children and pets to explore.

Ideally located within walking distance to the Erindale Shopping Centre, quality public and private schools, public transport, and local sporting facilities, this home truly has it all. Envision yourself enjoying a perfect blend of modern living and outdoor relaxation in this exceptional property.

Private inspections are most welcome and can be arranged by reaching out to Lisa Silberberg on 0416227666.

### THE PERKS

- 7.8kW solar power system with 10kW battery storage
- Electric vehicle charger (11kW)
- European-style double-glazed windows (excluding laundry and bathrooms)
- Oversized 3-phase 18kW reverse cycle ducted heating and cooling
- Under-floor ducted gas heating
- Smart lock with keyless entry
- Smart fire alarms throughout the house
- Fully networked with Ethernet to every room
- Raked ceilings and solid timber floorboards
- Spacious light-filled living spaces with picture window
- Large master suite with walk-in wardrobe and private ensuite
- Recently renovated kitchen with electric cooking appliances
- High capacity glass induction cooktop
- Carport + storage room
- Expansive covered outdoor entertaining area
- Large alfresco entertaining, perfect for BBQs
- Rainwater tank with pump
- Established gardens

### THE NUMBERS

- Internal living: 128m<sup>2</sup>
- Carport & Toolshed: 47m<sup>2</sup>
- Block Size: 958m<sup>2</sup>

- Build year: 1981
- EER: 6.0
- Rates: \$1395 per annum approx
- Land Tax \$1612 per annum approx (if rented)