

18 Yiman Street, Waramanga, ACT 2611

House For Sale

Wednesday, 3 July 2024

18 Yiman Street, Waramanga, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 133 m2

Type: House



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AUCTION

A wonderful find, discretely immersed amongst a private garden setting and sited in an unbeatable, whisper quiet location. Defined by a versatile, family friendly design with an 'everything in its place' interior and featuring a seamless transition from the separate living spaces to the secluded outdoor deck areas. Garnished with some tasteful updates including a kitchen with a modern, sharp look, tastefully renovated bathroom, bamboo flooring and ducted reverse cycle system. Further enhanced with built-in-robos in all bedrooms, secure backyard, oversized single car accommodation and easy-care gardens. What about the location? Perfectly placed in a popular Weston Creek locale. A short stroll down the street to the Waramanga Shops, Waramanga Primary and local sporting fields. A short drive to Cooleman Court, additional primary and secondary schools, recreational facilities, clubs and restaurants. HIGHLIGHTS: -renovated family home located in a private, whisper quiet, central location-generous sized combined lounge and dining room -separate family room with bamboo flooring -RENOVATED KITCHEN features:-bamboo flooring, tiled splash back and stone bench tops -pantry, generous cupboard space and timber look blinds 'Smeg' cooktop, 'Smeg' stainless steel oven and 'Westinghouse' stainless steel dishwasher -renovated bathroom-additional bathroom and laundry adjacent to the family room -built-in-robos in all bedrooms-block out roller blinds -LED recessed lighting-ducted electric reverse cycle system -access to the front and rear deck areas from both living areas -feature colonial style timber window at the front-recently stained front and rear entertaining decks -oversized single carport-secure colorbond gate-garden shed-easy care, established gardens ADDITIONAL INFORMATION:-block: 28-section: 17-EER: 1.5-living area: 132.61m²-block size: 743m²-land value: \$670,000-land rates: \$3,533 per annum-land tax: \$6,173 per annum (paid only if leased)-rental appraisal: \$650-680 per week All measurements and values are approximate.*Please note: The floor plans and aerial photographs with any highlighted boundaries provided on this website may not be entirely accurate and are not necessarily to scale. They are intended as a guide only and must not be relied upon. In addition, the property information provided has been obtained from sources we deem to be reliable, however, Michael Potter Real Estate cannot guarantee its accuracy and persons should rely on their own due diligence.