

# 23A Damala Street, Waramanga, ACT 2611

## House For Sale

Wednesday, 3 July 2024

**BLACKSHAW**

23A Damala Street, Waramanga, ACT 2611

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 382 m2

Type: House



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## Auction

Welcome to this separately titled, beautiful two bedroom home, offering a perfect blend of comfort, low maintenance and convenience. Perfect for downsizers, first home buyers or savvy investors. Providing a spacious and welcoming environment, the open plan living and dining area is bathed in natural sunlight and is larger than expected for a two-bedroom property. The main bedroom is a generous size and features dual built-in wardrobes, along with a private ensuite complete with a large shower, vanity and toilet. Not to be out done, the second bedroom also includes a built-in wardrobe, providing ample storage. Oversized, the main bathroom is equipped with a shower, bath, vanity and toilet. Featuring a large layout kitchen with an oven, gas cooktop, a fridge remaining with the property and space for a breakfast nook. A family sized laundry adds to the practicality of this home, while the single car garage offers internal access for added convenience. For those who love to entertain, the wooden deck provides a perfect outdoor space. Situated on a battleaxe block with a private driveway, this property ensures peace and privacy. Centrally located and walking distance to shops, medical practices, schools and public transport adds appeal to this investment. Don't miss the opportunity to make this beautiful property your own. Features:

- Large main bedroom with dual built-in wardrobes
- Second bedroom of good size with built-in wardrobe
- Large living and dining areas filled with natural light
- Generous Kitchen with gas cooking
- Oversized main bathroom
- Family size laundry
- Timber entertaining deck
- Low maintenance garden
- Split system heating and cooling
- Electric hot water
- Hybrid wooden floors throughout living and dining
- Blackout blinds

Living: 123m<sup>2</sup> (approx) Garage: 31m<sup>2</sup> (approx) Land: 382m<sup>2</sup> (approx) EER:

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