

**3 Gruner St, Weston, ACT, 2611**

LUTON

**House For Sale**

Thursday, 18 July 2024

3 Gruner St, Weston, ACT, 2611

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Secure Your Family's Future Here

An enticing three bedroom home presented in fine style and nestled in one of Weston's most desirable and convenient locations.

The single level floorplan of approximately 110 sqm features open-plan lounge and dining areas, a newly renovated bathroom, a smartly updated kitchen with all electric appliances and three generously sized bedrooms.

Year-round climate comfort is assured by evaporative cooling and reverse-cycle air-conditioning amplified by ceiling and wall insulation. Stylish plantation shutters adorn all living and bedroom windows.

An enormous covered rear deck overlooks the private child and pet friendly back yard providing the perfect space for relaxed family entertaining.

Completing this appealing family home's inclusions are built-in mirrored wardrobes to two bedrooms and a separate newly renovated laundry room which provides access to the rear deck.

Secure double car accommodation is catered for by a detached metal garage serviced by a wide turn-around apron with attractive stencilled paving.

Ultra-convenient location with close proximity to numerous amenities such as Cooleman Court Shopping Centre, local schools, parklands, convenient bus routes, cycling/walking tracks, the Mount Stromlo Forest Park and Aquatic Leisure Centre.

This is truly a brilliant opportunity to secure your family's future with a first class property in a prime position.

### FEATURES INCLUDE:-

- \* Stylishly presented single-level three bedroom residence of approximately 110 sqm
- \* Gently contoured 757 sqm land parcel in prime Weston Creek location
- \* Beautifully landscaped and irrigated front gardens with stencilled pathway to welcoming front porch entry
- \* Open-plan lounge/dining areas flooded with natural light
- \* Stylish plantation shutters to all living and bedroom windows
- \* Updated galley-style kitchen with all electric appliances including dishwasher
- \* Renovated modern bathroom with shower over bath and large vanity unit
- \* Adjoining separate WC
- \* Three generously sized bedrooms - two with built-in mirrored wardrobes
- \* High 5 star energy efficiency rating - EER
- \* Ducted evaporative cooling plus split-system reverse-cycle air-conditioner
- \* Solar hot water system and angled solar panels installed on roof
- \* Upgraded electrical wiring including new LED downlighting, power outlets and Ethernet ports (with internal switchboard)
- \* Separate renovated laundry room
- \* Detached double metal garage with power outlets/lighting and a wide turn-around apron
- \* Big secure pet/child friendly back yard - note the established lemon and orange trees
- \* Two rain water tanks
- \* Close to a variety of denominational schools, Mount Stromlo Forest Park, Aquatic Leisure Centre and adjacent to parkland/sports fields
- \* A short walk or 3 minute drive to Cooleman Court Shopping Centre, 5 minute drive to Westfield Woden and 15 minute drive to Civic.