

3 Mccombie Street, Wanniassa, ACT 2903



House For Sale

Saturday, 29 June 2024

3 Mccombie Street, Wanniassa, ACT 2903

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



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Auction 10am Saturday 20th July

A home that invites every aspect of family living into one, 3 McCombie Street delivers the perfect opportunity to create your dream lifestyle now. Situated in a quiet loop street with a desirable north facing aspect, combined with beautifully established gardens and lawns, this home offers a striking street appeal for all to admire. Conveniently positioned enjoy the luxury of living within walking distance to the Wanniasa shops, schools, ovals and just moments from the Erindale shopping precinct for your all-round benefit. Internally, the home comprises of a charming open plan layout that delivers plenty of natural light throughout and space to spread out in peace and comfort. The lounge room presents an inviting area for day-to-day living and family nights together, whilst the separate dining space offers enough room for a proper eight-seat dining table for family meals and hosting guests. A major highlight of the home is the private outdoor areas that present an appealing amount of space for you and your family to enjoy. Extend your living out onto the sizeable, covered pergola that dedicates itself to any occasion for entertaining family and friends or if you're seeking outdoor relaxation admiring the peaceful and quiet aspect. The kids and pets will love the large backyard with plenty of open grass space for a trampoline, swing set and more to play endlessly throughout the day. Fit for any MasterChef the kitchen serves the ultimate layout for cooking homemade meals to perfection and impressing guests. Expertly designed the kitchen flows around the extra-large island benchtop that delivers plenty of space for meal preparation, under bench seating for conversing with guests or meals on the go with stunning views towards the Brindabella's. Boasting a gas cooktop oven, dishwasher, pendent lights and ample pantry and cupboard space, this gourmet kitchen offers the complete package for any self-proclaimed chef. In addition, there is also a window that peers out to the backyard and deck, ideal for keeping an eye on the kids whilst cooking. With peace and privacy in mind, all three bedrooms are perfectly situated away from the living areas to deliver a quiet setting to enjoy. Well-sized each room is ideal for any growing family with built-in robes, carpets and windows for added light with plantation shutters. The bathroom offers easy access from the bedrooms with a wall-hung vanity with bathroom storage and a bathtub. Storage has been carefully considered in the home with the linen cupboards and European style laundry providing space for household goods and items. There is a garden shed and built-in room off the carport that allows for further storage for tools, outdoor equipment and miscellaneous goods. The side-by-side carport makes up the car accommodation whilst there is side access and plenty of space to the front of the home for additional vehicles, perfect for a tradie, caravan, trailer or boat. A home within the quiet suburbs, there is something for every member of the family to enjoy. The Wanniasa pre-school, primary and high school, St. Anthony's primary school and St Mary MacKillop school is within walking distance, along with the ovals and playing fields. Wanniasa shops and Erindale shopping precinct offer local shopping access for last minute groceries and amenities, whilst the Kambah shops and Tuggeranong Town Centre is just down the road with a plethora of restaurants, cafes, shopping outlets and venues to keep your social calendar busy. Summary of features: - Beautifully established family residence in a quiet location with a peaceful outlook - Ultra-convenient position within close walking distance to the Wanniasa pre-school, primary & high school, ovals & local shops - Minutes away from the Erindale shopping precinct with a range of shops & amenities - Striking street appeal with lovely established gardens & lawns - Desirable north-facing aspect to the living areas with plenty of natural light - Ducted reverse cycle heating & cooling & ducted evaporative cooling - Plantation shutters to all windows for adjusting light - Spacious open plan layout with an inviting lounge room for day-to-day living & family nights - Separate dining area for family meals & hosting guests in style - Covered entertaining pergola for entertaining friends & family - Large backyard with plenty of open grass space for kids & pets to play - Side-by-side carport, additional car accommodation along the side & to the front of the house (up to 7-8 vehicles) ideal for any tradie, trailer, boat, & caravan - Gourmet kitchen for any MasterChef of the family to cook homemade meals to perfection - Extra-long stone benchtop with waterfall ends for meal preparation with pendent lights & under bench seating space for meals on the go - Stunning views towards the Brindabella's from the kitchen/dining rooms - Gas cooktop, oven & dishwasher with a stainless-steel sink - Copious amount of pantry, cupboard & storage space for kitchen & household goods - Well-sized bedrooms with windows for added light, carpets & built-in robes for any growing family - Main bathroom with a wall-hung vanity & a bathtub - Separate powder room - European style laundry & a linen cupboard for extra storage space & household items - Garden shed & a built-in storage room for outdoor equipment, tools & storage space Key figures: Living area: 110m² Block: 681m² Rates: \$2,694 p.a. (approx.) Land tax (investor's only): \$4,318 p.a. (approx.) Year built: 1976 EER: 1