

**30 Namatjira Dr, Stirling, ACT, 2611**

LUTON

**House For Sale**

Friday, 9 August 2024

30 Namatjira Dr, Stirling, ACT, 2611

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Renovated Family Home

Nestled on a private 804m<sup>2</sup> parcel of land in the heart of Weston Creek, this charming 4-bedroom, 2-bathroom home awaits its new owners. Tucked away behind an established front hedge, this recently renovated property offers a fantastic opportunity for a family ready to move straight in.

Step through the front door into a generous formal lounge. To the right, a separate dining room adjoins the functional kitchen, featuring ample bench space, a Bosch dishwasher, and a gas cooktop. Sliding doors provide access to the rear patio and spacious backyard, perfect for entertaining or watching the kids play.

Down the hall, you'll find a full-sized laundry with yard access, a recently refurbished main bathroom, and a sunny master bedroom with a walk-through robe and neat ensuite. Three additional bedrooms with built-in robes complete the home, with the fourth bedroom ideally suited as a guest room or home office.

Additional features of this charming home include fresh paint and carpets throughout, ducted gas heating, evaporative cooling, three sheds, a single carport and an adjacent car space protected by a shade sail.

Conveniently situated within walking distance to Cooleman Court Shopping Centre and local schools, as well as just a short drive to the Woden Town Centre and surrounding popular recreational amenities. An opportunity not to be missed!

### Features:

- Recently renovated 4-bedroom 2-bathroom home
- Desirable Weston Creek location
- Private block with established front hedge
- Fresh paint and carpets throughout
- Refurbished bathrooms with new vanities, toilets, shower screens & mirrors
- Master bedroom with walk-through wardrobe
- Three additional bedrooms with built-in wardrobes
- Large laundry with yard access
- Formal lounge and separate dining area
- Kitchen features ample bench space, Bosch dishwasher & gas cooktop
- Ducted gas heating
- Evaporative cooling
- Secure spacious backyard perfect for kids
- Single carport and additional space with shade sail
- Three sheds
- Walking distance to Cooleman Court & local schools
- Short drive to Woden Town Centre
- Rental estimate of \$720-\$760 per week

EER: 2.5

Land size: 804m<sup>2</sup>

Living size: 142m<sup>2</sup> (approx.)

Rates: \$1,037 p.a (approx.)

Land value: \$620,000