

35 Folingsby St, Weston, ACT, 2611

LUTON

House For Sale

Thursday, 18 July 2024

35 Folingsby St, Weston, ACT, 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

The ideal balance of location, comfort, practicality and livability

Certain to appeal to first home buyers, downsizers and investors alike is this smartly modernised three bedroom ensuite home nestled privately behind mature hedges on a generous 762 sqm land parcel in a quiet loop-street location.

The single level layout of approximately 114 sqm incorporates open-plan lounge and dining areas, a renovated kitchen with all electric appliances, smartly updated main bathroom, ensuite and separate laundry along with three generously sized bedrooms.

The main bedroom features a walk-in wardrobe and ensuite bathroom with the remaining bedrooms enjoying a sunny north aspect. Year-round climate comfort is assured by both ducted gas heating and evaporative cooling

A wide rear deck overlooks the private child and pet friendly back yard providing the perfect space for relaxed family entertaining.

Twin car accommodation is catered for by a detached metal garage complete with automatic door supplemented by additional secure off-street parking space.

Prime central Weston Creek position 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.

FEATURES INCLUDE:-

- * Single-level three bedroom ensuite residence of approximately 114 sqm
- * Elevated 762 sqm land parcel in quiet loop-street location
- * Sunny front porch entrance and privately hedged front gardens
- * North facing open-plan living areas
- * Stylish feature wainscoting to dining area overlooked by kitchen
- * Renovated kitchen with stone bench tops, copious storage space and stainless steel appliances including range-hood and dishwasher
- * Main bedroom with walk-in wardrobe and ensuite bathroom
- * Two additional north facing bedrooms
- * Modern main bathroom with large skylight, shower over bath, vanity and WC
- * Convenient additional third WC adjoining the main bathroom
- * Separate renovated laundry room
- * Easy-care laminate flooring throughout living and bedroom areas
- * Ducted gas heating and evaporative cooling
- * Large 7.7m x 2.9m rear entertaining deck
- * Detached double metal garage with automatic door
- * Secure terraced rear garden
- * 2,500 litre rain-water storage tank
- * Short walk or drive to Cooleman Court Shopping Centre, medical centres, local cafes, restaurants and popular clubs.
- * Close proximity to a variety of denominational Primary and Secondary schools along with many sporting facilities including Mount Stromlo Forest Park and Aquatic Leisure Centre