

35 Folingsby Street, Weston, ACT 2611

LUTON

House For Sale

Thursday, 11 July 2024

35 Folingsby Street, Weston, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 762 m2

Type: House



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Auction

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 roller door and 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 roller door
- * Secure terraced rear garden
- * 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