

**37 Balfour Crescent, Wanniasa, ACT, 2903**

**House For Sale**

Friday, 20 September 2024

37 Balfour Crescent, Wanniasa, ACT, 2903

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Bodene Marshall  
0262971744



Gavin van Zyl  
0262971744

## Immaculate Three Bedroom In Sought After Location!

This delightful 3-bedroom home offers the perfect canvas to create the family sanctuary you've always envisioned, with a thoughtful blend of comfort, space & style. Whether you're searching for your first home or looking for a serene place to settle down, this inviting residence represents a rare opportunity to take your next step in life. Upon entry, you're welcomed by elegant floating floors that lead into a beautifully presented lounge room, drenched in sunlight. This space effortlessly transitions into the expansive open-plan living & dining area, where the central kitchen takes pride of place. The heart of this home, the kitchen, is a chef's dream, fully outfitted with a dishwasher, electric oven & induction cooktop. The adjoining living space extends seamlessly to an entertainer's deck, an ideal spot for outdoor dining or simply unwinding while enjoying the scenic reserve views. Whether hosting family barbecues, indulging in alfresco meals or relaxing after a long day, this outdoor retreat is sure to become your favourite space. The home ensures family comfort with three well-proportioned bedrooms, two of which feature built-in wardrobes. A spacious, modern bathroom serves the household, offering a luxurious freestanding bath, separate shower & sleek vanity. For added convenience, there's a separate toilet. The recently renovated laundry room provides generous storage and functionality, keeping your space tidy & well-organised. Nestled on a tranquil, established street, this home enjoys a sense of privacy while offering a stunning rural outlook. Its location is equally impressive, being just moments from Erindale College, Erindale Shopping Centre & South Point Tuggeranong. This home combines peaceful living with everyday convenience, making it an exceptional choice for your next chapter.

**Features:** Formal lounge  
Open plan Living, dining and kitchen  
Master bedroom with built in robes  
Shared bathroom with bath & shower  
Kitchen with tile splashback  
Ample bench & cupboard space  
Electric oven  
Induction cooktop  
Laundry with external access  
Fireplace in living room  
Deck with outlook to reserve walkway  
Additional large shed  
Single garage with roller door  
Single carport  
Freshly painted  
Crimsafe doors on all entry's  
Lockable double glazed windows

This home encapsulates the essence of family living, combining practicality with charm & elegance, making it the perfect place to start your next chapter. Contact us to arrange a viewing today