

40 Langridge Street, Wanniassa, ACT, 2903



House For Sale

Wednesday, 2 October 2024

40 Langridge Street, Wanniassa, ACT, 2903

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House

Comfortable Living in the Heart of Wanniasa

Discover the potential of this comfortable family home, perfect for those looking to make it their own.

Upon entering, you are greeted by a light and bright lounge room that flows into the dining and kitchen area—ideal for family gatherings. Down the hall, you'll find three cosy bedrooms, with the main bedroom and second bedroom both featuring built-in robes for your convenience.

The renovated bathroom boasts a full bath and shower, along with a separate toilet, making it both functional and stylish.

You will enjoy year-round comfort thanks to ducted gas heating and a reverse cycle air conditioning unit in the lounge room.

Step outside to a low-maintenance garden, where you'll find a roller door providing easy access to the secure carport, as well as an oversized double garage in the rear yard—perfect for storage, hobbies, or a workshop!

Freshly painted throughout and situated on a generous 692m² block, this home is just a short walk from local shops, playgrounds, schools and the picturesque Lake Tuggeranong.

With a few tweaks, this property will truly shine. Don't miss your chance to create your dream home in this great location.

Key features:

- Comfortable family home with potential for personal touches
- Light-filled lounge room
- Open plan kitchen and dining space
- Three bedrooms, main and second with built-in robes
- Modern renovated bathroom
- Ducted gas heating
- Reverse cycle air conditioning unit
- Low-maintenance gardens
- Roller door access to secure carport
- Oversized double garage in the rear yard, ideal for storage or hobbies
- Freshly painted throughout
- Short walk to local shops, playgrounds, schools and Lake Tuggeranong
- Perfect opportunity to create your dream home
- EER 1.0
- 692m² block
- 104.4m² house
- 70.46m² garage
- 21.9m² carporhouse
- Rates \$655 quarterly