

**48 Tytherleigh Street, Wanniassa, ACT, 2903**



**House For Sale**

Wednesday, 4 September 2024

48 Tytherleigh Street, Wanniassa, ACT, 2903

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## Beautifully presented home with spacious floor plan

With spacious interiors, a sprawling yard, and a family friendly location, this property offers the perfect opportunity for the astute buyer.

The functional floor plan offers a separate lounge room plus an open plan dining and family room. Overlooking the living space is the functional kitchen with gas cook top, dishwasher and ample storage space.

Featuring three bedrooms, the master is fitted with a large built in robe, this property provides ample space for everyone. The main bathroom offers a separate tub and shower plus a separate toilet.

For year round comfort the property is fitted with three reverse cycle units and ducted gas heating.

The property also boasts a single carport with workshop and bathroom to the rear, providing parking for your vehicle and a versatile space for a home office, gym or studio...the possibilities are endless.

With a land area of 723sqm and a building area of 130.75sqm, there is plenty of room to move and grow.

Built in 1976, this property has stood the test of time and has been well-maintained. It offers a solid foundation and the potential for you to add your personal touch and make it your own.

Outside, the property is fully fenced, ensuring privacy and security. The garden provides a peaceful retreat, and the enclosed patio is ideal for hosting barbecues and enjoying the fresh air.

Located in a desirable neighborhood, this property is close to schools, parks, and shops. It offers easy access to public transportation and major roads, making your daily commute a breeze.

- Living: 130.75sqm
- Enclosed Patio: 28sqm
- Workshop: 38.9sqm
- Carport: 22.8sqm
- Block: 723sqm
- UV: \$485,000 approx (2023)
- Rates: \$2,792pa approx
- Land Tax: \$4,540pa approx
- EER: 4.0

Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.