

7 Maltby Circuit, Wanniasa, ACT, 2903



House For Sale

Wednesday, 18 September 2024

7 Maltby Circuit, Wanniasa, ACT, 2903

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Create lasting memories on Maltby

Nestled amidst nature, this charming home is designed to offer you tranquility for years to come.

Boasting a spacious, family-friendly layout with multiple living areas, the home features an open-plan living, dining, and kitchen space where natural light pours in from a central courtyard. The modern kitchen is equipped with electric appliances and a dishwasher for added convenience.

Retreat to the segregated master suite, complete with an ensuite and walk-in robe, while three additional generously-sized bedrooms (two with built-in robes) provide ample space for family or guests. The main bathroom includes both a bath and shower, along with a separate toilet.

Step outside to a backyard perfect for cultivating a garden, adding a vegetable patch, or creating a play area for the kids. The outdoor area is perfect for entertaining, offering plenty of space for gatherings with family and friends, whether you're hosting a barbecue or enjoying a quiet evening under the stars.

Located in the heart of Wanniassa, this home promises convenience, a fantastic lifestyle, and a serene atmosphere-make it yours today!

Property Features Include:

- Large family friendly floor plan with multiple living spaces
- Open plan living, dining and kitchen
- Updated and modern kitchen fitted with electric appliances and a dishwasher
- Natural light fills the home from the centrally located courtyard
- Segregated master suite offers a sanctuary with its own ensuite and walk in robe
- Additional three generous sized bedrooms, two fitted with built in robes
- Bathroom features a bath, shower and separate toilet
- Backyard fit to embrace your green thumb, add in a vegetable patch or play area for the kids
- 18 Panel solar system installed
- 3 reverse cycle units
- Living: 169sqm
- Carport: 63.42sqm - Accomodates two cars
- Block: 672sqm
- EER: 0.0
- Built: 1980
- Rates: \$2,666.89pa
- Land Tax: \$4,499.20pa (Investors only)
- UV: \$378,00 (2024)

Close Proximity To:

- Erindale shopping centre
- Wanniassa shopping centre
- Southpoint Tuggeranong
- Woden Westfield
- Canberra Hospital
- Wanniassa Primary School
- Trinity Christian School
- St Mary McKillop College
- Erindale College
- Wanniassa Hills Nature Reserve
- Arterial roads, public transport, foot & bike paths

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.