

13/181 McBryde Crescent, Wanniassa, ACT 2903

Unit For Sale

Wednesday, 3 July 2024

13/181 McBryde Crescent, Wanniassa, ACT 2903

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 78 m2

Type: Unit



Mark McCann
0423900640

\$469,000

This ground floor, two-bedroom home sits conveniently in the heart of Wanniasa, within a 5 minute walking distance to everything Erindale Shopping Precinct has to offer. With two bedrooms, open plan living, a carport and private courtyard it is sure to be snapped up by someone seeking a tidy home or investment property. The efficient floorplan occupies one level with an open plan living and dining area overlooked by the galley-style kitchen. There is plenty of natural light and an electric wall heater here to keep you comfortable. The kitchen provides excellent storage including a pantry, bench space and Simpson electric cooking appliances. The two bedrooms are a great size, both with built in robes and convenient access to the bathroom. The space has been thoughtfully designed to also provide laundry facilities while a separate toilet is provided for your convenience. The sun-soaked courtyard is very low maintenance with a concrete and paved entertaining space, neat surfaces and privacy hedges. The home also provides a single carport with storage space and plenty of visitor parking nearby. Located within short walking distance to Erindale Shopping Precinct that provides everything you could need, groceries, medical services, restaurants, cafes, 3 gyms and the bus interchange with an easy access onto Erindale Drive for an effortless commute around Canberra.

- Ground floor unit in the heart of Erindale
- Galley kitchen, quality appliances
- Open plan living and dining, elec wall heater
- Two bedrooms with built-in robes
- Tidy courtyard, low maintenance living
- Single carport with storage cupboard

* Rates: \$2,424p.a (approx) * Land Tax: \$3,059p.a (investor) * Body Corp: \$2,571p.a (approx) The information contained above is believed to be correct at time of advertising however, we take no responsibility for the accuracy of this information and prospective purchasers are advised to rely on their own research.