

26 Yiman St, Waramanga, ACT, 2611

VERV

House For Sale

Thursday, 21 November 2024

26 Yiman St, Waramanga, ACT, 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House



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Gorgeously Renovated Two-Storey Home

Welcomed to the market is this breathtaking, newly renovated Hampton-style residence designed for modern living and entertaining. This exquisite two-storey home exudes charm and character, from its red gum hardwood timber flooring to its resort-style outdoor areas. Every inch of this property has been carefully curated to deliver a seamless blend of luxury and functionality, making it the perfect retreat for families and entertainers alike.

The heart of the home is the stunning, gourmet kitchen. Crafted with precision and style, it boasts a spacious island bench with 60mm engineered stone, a herringbone tile splashback, and premium appliances, including a 900mm Westinghouse gas cooktop and a Fisher & Paykel integrated double dishwasher. Cleverly designed wine storage and a Zip HydroTap offer the ultimate convenience, while soft-close drawers and high-quality window treatments add a touch of elegance. Adjoining the kitchen is a covered alfresco area, ideal for hosting gatherings as you enjoy serene views of the sparkling swimming pool and meticulously landscaped gardens.

The home offers a versatile layout with four generous bedrooms, all featuring built-in robes, and a thoughtful separation of spaces. The guest bedroom, located on the ground floor, provides privacy and convenience, while the upstairs master suite is a true sanctuary. With breathtaking views, a chic ensuite, and built-in robes, this retreat embodies comfort and luxury. The main bathroom, adorned with floor-to-ceiling tiles, a semi-frameless shower, and a relaxing corner spa bath, is a haven for unwinding after a long day.

Completing the picture are thoughtful updates and sustainable features, including an 8.3kW solar system with a Tesla Powerwall battery, zoned ducted heating and cooling controlled via an app, and a secure double garage with rear access to a carport. Bi-fold double-glazed doors open onto a repaved courtyard, while a veggie garden and deck enhance the outdoor experience. This home is a true masterpiece, offering unparalleled style, comfort, and the ultimate setting for entertaining.

Located in the heart of Waramanga and Weston Creek, this highly sought-after suburb is perfectly positioned. The area boasts two local schools, and a short drive to Cooleman Court, which offers an array of amenities including cafes, restaurants, and supermarkets such as Woolworths and Aldi. Enjoy the convenience of a 5-minute drive to Woden Shopping Centre and a 13-minute drive to Canberra's City Centre.

Features Include:

- [x] Stunningly renovated Hampton Style home
- [x] Hardwood gum timber flooring
- [x] Breathtaking two-storey design
- [x] Four generous bedrooms all with built-in-robes
- [x] Two bathrooms (main and ensuite)
- [x] Guest bedroom located on the ground level
- [x] Double attached car garage with automatic doors and external roller door
- [x] Single carport to the rear (accessed through garage rear roller door)
- [x] Main bathroom with floor-to-ceiling tiles, semi-frameless shower, and corner spa bath
- [x] Master bedroom with built-in-robes, ensuite and breathtaking views
- [x] Stunningly renovated Hampton-style kitchen with large island benchtop with 60mm engineered stone, 40mm engineered stone benchtop, Zip Hydro Tap (filtered water, boiling & sparkling), Oliver 2 bowl undermount sink, built-in wine cupboards, herringbone tile splashback, and soft close drawers
- [x] Premium kitchen appliances; 900mm Westinghouse free-standing gas cooktop and, Schweigen silent undermount rangehood. Fisher & Paykel Integrated double dishwasher
- [x] Ducted reverse cycle heating and cooling with 2 zones (can be controlled by app)
- [x] High-quality window treatments and blinds through
- [x] Covered tiled alfresco and rear entertaining area overlooking the pool
- [x] Resort-style swimming pool

-☑Gorgeous landscaped gardens with feature retaining walls

Updates by Seller 2020 & 2021

-☑New electric ducted cooling

-☑New gas ducted heating

-☑Insulation roof and underground spray foam

-☑New colorbond fence to the right-hand side

-☑Bi-fold double-glazed doors to courtyard with flyscreens

-☑Repaved courtyard

-☑Deck in backyard

-☑Veggie garden

Updates 2022 & 2024

-☑Brand new kitchen

-☑Brand new laundry

-☑New red gum hardwood flooring

-☑New hallway

-☑Downstairs repainted

-☑New blackout curtains some on motor

-☑New shutter blinds

-☑Landscaped front and back yard

-☑New solar system 8.3kw – 19 panels

-☑Telsa powerwall 14.5kw battery

EER: 2.5 Stars

Block size: 713m² (approx.)

Lower level: 143.23m² (approx.)

Upper level: 73.34m² (approx.)

Front Courtyard: 34.50m² (approx.)

Garage: 36m² (approx.)

Carport: 25.65m² (approx.)

Rates: \$3,576 per annum (approx.)

Land Tax: \$6,858 per annum (approx.) only paid by investors

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