

35 Fincham Crescent, Wanniassa, ACT, 2903

LUTON

House For Sale

Thursday, 9 January 2025

35 Fincham Crescent, Wanniassa, ACT, 2903

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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Much-Loved Family Home Offered for Sale for the First Time

Having been proudly owned by the same family since its construction in 1975, this much-loved home is now offered for the next chapter of memories to be created by new owners.

An exclusively designed product of E. Long Industries Limited from Sydney and holding a claim to being the first home to have commenced construction in the suburb of Wanniassa, this cleverly designed owner built property provides fantastic family living on a generous 875m² block.

Upon arrival in the entry hallway, you will be struck by the abundance of natural light achieved by the glass-walled corridor, which allows direct entry into the dining area and large formal lounge, positioned such as to provide a lovely outlook to the established front garden.

The entrance corridor also provides access to the master bedroom and ensuite, which has been thoughtfully segregated from the other three bedrooms; a sought-after layout with practical separation for growing families. It also features sliding wardrobe doors complete with a custom designed internal storage layout.

The rear section of the home contains three further bedrooms, with two of the three featuring built-in wardrobes and all offer a sense of generous sizing. This wing of the house is serviced by its own bathroom and separate toilet which have been tastefully updated over time from their original finishes.

The heart of the home is found in the section holding the family room and kitchen, which lead directly onto an enormous outdoor living space whose aluminum structure provides design integrity and longevity without the need to worry about replacing woodwork. The tiered roof features sliding windows for airflow and given its positioning on the eastern side of the property, this outdoor living area provides a wonderful setting for morning breakfasts as well as the perfect aspect for summer afternoon entertaining.

The kitchen features a well-designed layout with considerable storage and has a Miele hotplate and Miele dishwasher, complimented by a 1.5 Westinghouse oven. Positioned adjacent to the kitchen is the laundry whose unique design provides feeling of both cleaning utility but also a sense of butler's pantry due to the further storage and tasteful finishes contained therein.

Climate control is achieved via reverse-cycle ducted heating and cooling which is only 12 months old, and the home also has a 3.8kw solar system installed. The double garage has automatic doors and additional ceiling storage while the circular driveway is supplemented by further allocated off-street car parking and an area for trailer parking with direct gate access to the rear of the property.

With colourbond fences and an oversized colourbond-constructed storage shed found at the rear of the property set amongst established gardens, hedges and trees, this beautiful family home positioned in the ultra-convenient and ever-popular suburb of Wanniassa needs to be on your viewing list.

The Lifestyle:

- Minutes away from both Erindale and Wanniassa Shopping Precincts
- Close to both Athlon Drive and Drakeford Drive
- Easy access to Tuggeranong, Woden and the City
- A short drive to Pine Island and Mt Taylor Nature Reserve
- Wanniassa School Junior & Senior Campus'
- St. Anthony's Primary School
- Wanniassa Hills Primary School
- Erindale College
- St Mary MacKillop College
- Trinity Christian School

The Highlights:

- 4-bedroom family home in a sought-after location
- Well-presented home tightly held by original owners since construction
- Segregated master bedroom with ensuite
- Three additional bedrooms (2 with Built-in robes)
- Second bathroom with separate toilet
- Large 875m² block in central location
- Double Garage with automatic doors and ceiling storage
- Circular driveway with additional off-street car and trailer parking
- Reverse-cycle ducted heating and cooling
- Large covered outdoor entertaining area
- 3.8kw solar system
- 323L hot water system with heat exchanger
- Miele cooktop and dishwasher
- Established gardens with large storage shed
- Rental appraisal of \$725 to \$775 per week

EER: 0.5

Land Size: 875m²

Living Size: 174m² (approx.)

Land Rates: \$2,952 p.a (approx.)

Land Value: \$526,000 (approx.)

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