

37 Yiman St, Waramanga, ACT, 2611

LUTON

House For Sale

Saturday, 11 January 2025

37 Yiman St, Waramanga, ACT, 2611

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Type: House

Secure Your Family's Future Here

Inviting four bedroom home presented in fine style and nestled in established easy-care grounds in one of Weston Creek's most desirable and convenient locations.

The single level floorplan of approximately 125 sqm features a generously sized lounge room leading out to a north-facing front balcony plus an adjoining family/dining area with porcelain-tiled floor which leads out to a private pergola-sheltered deck overlooking the expansive rear gardens - perfect for relaxed family entertaining.

The bright updated bathroom features a spa-bath, individual shower recess and double vanity unit plus a separate WC with its own vanity unit. The modest yet perfectly functional kitchen presents the opportunity for you to update it to your taste and standards. Completing this appealing property's layout are built-in wardrobes to all four bedrooms and a separate laundry room.

Year-round climate comfort is assured with the combination of ducted gas heating and a split-system reverse-cycle air-conditioner in the lounge room along with under-tile heating in the dining/kitchen and entry foyer/hallway areas. Secure car accommodation is catered for by an enclosed carport serviced by an attractively stencilled concrete driveway and wide turn-around apron. The carport itself features a brand-new automatic roller door and additional workshop space to the side.

Ultra-convenient central location with thriving Waramanga shops, local Primary and Secondary schools, parkland and sports fields just a few minutes stroll away plus numerous close-by amenities such as Cooleman Court Shopping Centre, medical centres, popular clubs, Mount Stromlo Forest Park and Aquatic Leisure Centre

Truly a brilliant opportunity to secure your family's future with a first class property in a prime position.

FEATURES INCLUDE:-

- * Stylishly presented single-level residence of 125 sqm (approx)
- * Gently contoured 707 sqm land parcel in prime central location close to greenbelt reserve
- * Wide entrance foyer
- * North-facing lounge flooded with natural light
- * Sliding door access from lounge to sunny front balcony
- * Porcelain tiled family/dining area with sliding door access to pergola-sheltered rear deck
- * Modest original kitchen with gas range, breakfast bar and outlook over deck
- * Professionally repainted interiors
- * Brand new carpeting throughout
- * Modern bathroom with spa-bath, separate shower recess and twin vanity unit.
- * Individual WC with convenient extra vanity unit
- * Four bedrooms - all with built-in wardrobes (mirrored in main bedroom)
- * Ducted gas heating plus under-tile heating
- * Split-system reverse-cycle air-conditioner in lounge
- * Separate laundry room
- * Cement-rendered brick external walls
- * Stencilled concrete driveway and turning apron
- * Attached carport with new automatic roller-door and workshop/storage area
- * Big secure pet/child friendly back yard
- * Quiet location just 8 minute stroll to local Waramanga shops with its medical centre, pharmacy, IGA, post office and popular Village CBR café.
- * Short drive to Cooleman Court Shopping Centre, Westfield Woden and twenty minute drive to airport
- * Walking distance to local Primary and Secondary schools and close to Mount Stromlo Forest Park and Aquatic Leisure Centre

Please note that while all care has been taken regarding information and marketing information compiled for this sale advertisement, Luton Properties does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective buyers to rely on their own investigation and in-person inspections to ensure this property meets their individual needs.

