

38 Illingworth Street, Wanniassa, ACT, 2903



House For Sale

Tuesday, 24 December 2024

38 Illingworth Street, Wanniassa, ACT, 2903

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Tom Wiggins

A distinctive home tailored for unique needs.

*More photos of kitchen, upper living areas and bathrooms will be available in the new year.

What you see:

A lovingly renovated entertainer, designed to give the family generous living on the main level while below a collection of platforms for hosting all of your special gatherings and hobbies for all seasons.

What we see:

Completely turnkey, with nothing more to do.

See more:

Elevated end couldersac position with sweeping views

Renovated and updated throughout

Electricity runs in credit (recent in credit)

UPVC double glazed windows and sliding door through out upper level

Kitchen featuring stone benchtops, soft close drawer and electrical appliances

Appliances include electric cooktop, oven, rangehood and dishwasher

Variable temperature reverse cycle heating and cooling units for every room

Generous master bedroom features walk-in robe, and ensuite

Additional three bedrooms with a couple built-in robes

Updated flooring throughout living and dining area

Freshly painted throughout

Oversized double garage with internal access and storage

10kW Solar system and Tesla battery (House is 3-Phase and EV charger ready)

300L Water storage with heat pump

Wine cellar

Downstairs rumpus features bar, separate powder room and crimsafe screens

Two separate rooms off garage with natural light ideal for workshop, hobby or music room

Large protected alfresco area

Wide driveway with vehicular access to rear yard (suitable for motorhomes, boats and additional off-street parking)

Separate garden shed

Priority enrolment area for Wanniassa School P-6m, Wanniassa School 7-10 and Erindale College.

Within a 10 minute walk to Wanniassa Schools

Within a 5 minute drive to Wanniassa Coles

Within a 5 minute drive to Erindale Shopping Centre

Within a 8 minute drive to South Point (Tuggeranong CBD)

Within a 10 minute drive to Woden CBD

Within a 20 minute drive to Canberra CBD

Total house size: 406m²

Upper level: 185m²

Lower level: 101m²

Garage/lower rooms: 120m²

Block: 843m²

Built: 1976

EER: 1.0

Rates: \$3,092

Land tax: \$5,640

Auction held on site.

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