

**7 Hanna St, Wanniassa, ACT, 2903**



**House For Sale**

Thursday, 14 November 2024

7 Hanna St, Wanniassa, ACT, 2903

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **A comfortable family vibe.**

Welcome to your very own Wanniasa sanctuary. A three bedroom residence that offers a peaceful setting in a coveted location within walking distance to Wanniasa Preschool and the Wanniasa Junior and Senior School Campus', and a short drive to shopping centres and amenities.

Inside lots of light, and pine timber flooring floors create a warm atmosphere. The entrance level boasts the lounge that serves as the perfect spot for relaxation and casual gatherings while the dining area and kitchen overlook this space from a half wall.

In this home, two of the bedrooms are situated directly off the kitchen/dining area, creating a sense of connection and flow throughout. The main bedroom, complete with an ensuite, along with the main bathroom and laundry, are tucked off a small hallway, offering privacy while keeping everything within easy reach; ideal for a connected family lifestyle.

A convenient door from the kitchen opens directly to a paved outdoor area, creating an easy flow for outdoor dining or entertaining. This functional space is perfect for alfresco meals, morning coffee, or simply enjoying the fresh air, with quick access to the heart of the home for effortless indoor-outdoor living. It is complemented by a second, elevated outdoor area off the sunken living that's fully covered, and a perfect vantage point to enjoy your garden's fresh, homegrown produce throughout the seasons, along with a dedicated vegetable patch, ideal for cultivating your own fresh veggies.

This home also features a spacious double garage with both an automatic and a manual door, as well as convenient drive-through access to the backyard. An additional carport and storage shed offer extra space for all your storage needs. Recently upgraded black-framed double-glazed windows in the bedrooms and a sliding door in the living room enhance insulation and style, while a Panasonic ducted reverse cycle air conditioning system ensures perfect comfort throughout the year.

Ready to meet all your family's needs, 7 Hanna Street, Wanniasa is definitely worthy of your consideration.

EER 3.0

Why this home is solely for you:

- \* Three bedroom, two bathroom family home sitting on a spacious 852m corner block
- \* Split-level design, with the lower level hosting a cozy lounge/family area that serves as the perfect spot for relaxation and casual gatherings, while the upper level features the kitchen, dining area, and all other living spaces, ensuring a functional and cohesive flow throughout the home
- \* The home's living areas boast timber flooring, creating a warm and inviting atmosphere, while the bedrooms are comfortably carpeted
- \* The kitchen, equipped with an electric cooktop, a pyrolytic oven, and a Bosch dishwasher, opens into a bright dining area illuminated by a skylight. It also provides convenient access to the outside
- \* The main bedroom features both a built-in robe and a walk-in robe, a ceiling fan, and an ensuite equipped with a shower, a vanity, and a toilet
- \* Bedrooms two and three feature practical built-in robes, offering ample storage
- \* The main bathroom features a bath, shower, and a new vanity, complemented by a separate toilet for added convenience

\* New black-framed double-glazed windows in the bedrooms and family room sliding door

\* Tiled laundry with small storage cupboard with access to outside

\* Panasonic ducted reverse cycle air conditioner, ensuring the home remains the perfect temperature regardless of the season

\* Outside, the property features a new timber fence with a pedestrian gate

\* An expansive lawn area complements the gardens, which include a variety of established fruit trees such as orange, pear, plum, mandarin, and lemon, offering fresh, homegrown produce. Additionally, a vegetable patch is ready for growing your own fresh vegetables

\* The paved covered patio located off the living area, is perfect for outdoor dining and entertaining

\* Double garage with one automatic door and one manual door, offers convenient drive-through access to the backyard and includes a carport with a storage shed