

97 Namarang Crescent, Waramanga, ACT, 2611

LUTON

House For Sale

Thursday, 16 January 2025

97 Namarang Crescent, Waramanga, ACT, 2611

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House

Willemsen designed townhouse with bonus indoor therapy/exercise pool

Great rewards await the astute buyer intent on undertaking either a comprehensive refurbishment or just simply a modest facelift. Either way, this classic 1970's Willemsen townhouse, set in gorgeous courtyard gardens provides a rare opportunity and potential galore in a prime central Weston Creek location.

Presented in largely original condition throughout with a well-proportioned single-level layout of approximately 107sqm incorporating separate lounge, dining and family rooms plus the undoubted bonus and fabulous surprise of the attached 37sqm pool pavilion - ideal for personal home exercise or hydrotherapy.

A bright galley-style kitchen adjoins the family room which in turn overlooks the pool pavilion and rear terrace. The functional original main bathroom features towering raked ceilings, clerestory windows, full bath, separate shower recess and adjoining individual WC.

The large main bedroom offers a walk-in wardrobe while built-in robes are fitted to bedroom two. A large separate laundry room adds further scope for an imaginative reconfiguration of the floor plan.

Twin car accommodation is catered for by an attached enclosed double carport.

The property is conveniently located adjacent to the thriving local Waramanga shops with its quality medical centre and is within easy strolling distance of local Primary and Secondary schools, recreational areas, sports facilities, popular clubs and the Coleman Court Shopping precinct with its myriad of cafes and restaurants. With bus stop virtually at your door, Woden and Civic are just minutes away.

FEATURES INCLUDE: -

- * Free-standing, single-level 3 bedroom townhouse in largely original condition
- * Approximately 107 sqm floor area plus 37sqm pool pavilion
- * Private paved front courtyard entrance
- * Open-plan lounge and dining areas
- * Freshly repainted interiors
- * Brand new carpets
- * Additional family room leads out to pool area
- * Galley-style kitchen with mains gas hob and electric wall oven adjoining the family room
- * Generously sized main bedroom with walk-in wardrobe
- * Built-in wardrobes to bedroom two
- * Original bathroom with separate shower recess, full bath tub and individual WC
- * Ducted gas heating plus split-system reverse-cycle air-conditioning
- * Separate laundry room
- * Attached double carport - enclosed as garage with automatic tilt-a-door
- * Private access to large secret communal gardens
- * Adjacent to the thriving local Waramanga shops and medical centre
- * Strolling distance to local public and denominational schools along with sports/recreational facilities.
- * Unit 2 on Unit Plan No 43 known as 97 Nemarang Crescent, Waramanga
- * Body corporate levies - \$ 767.96 p/q
- * Sinking fund contribution - \$ 31.03 p/q
- * Rates - \$512 p/q

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.