

32 Waratah Street, O'Connor

A Home That Works Around You

3 2 1

AUCTION
Sat 28th Nov @ 10:00AM

VIEW
Sat 7th Nov @ 2:15PM - 2:45PM

AGENTS

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Auction Location: On-Site

Some homes offer more than meets the eye, and 32 Waratah Street, O'Connor is one of them. Combining a welcoming three-bedroom home with the added advantage of a separate studio, this is a property that offers space, flexibility and plenty of opportunity to make the most of its sought-after Inner North setting.

Inside, the home has a lovely warmth, with polished timber floors, timber-framed windows and generous proportions creating an inviting feel throughout. The open-plan living and dining area provides a wonderful central gathering space, with large windows drawing in natural light and connecting the home to its leafy surrounds.

The adjoining kitchen is practical and well positioned, offering ample storage and workspace while remaining connected to the main living area. Three double bedrooms provide comfortable accommodation, complemented by two bathrooms and a spacious main bedroom with walk-in wardrobe.

However, what really sets this property apart is the separate studio tucked away in the backyard. Complete with its own home office and living area, it opens up an entirely different level of flexibility. Whether

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Interested parties must rely solely on their own enquiries.

you're working from home, need a dedicated creative space or simply want an additional retreat away from the main house, the possibilities are plentiful.

Outside, established gardens create a private and leafy setting, with a generous lawn, timber entertaining deck and covered outdoor area providing plenty of room to relax, entertain and enjoy the warmer months.

Set within the tightly held suburb of O'Connor, you're perfectly positioned to enjoy the local cafes, schools, shops and everyday conveniences, with the Australian National University, Canberra City and Braddon's dining precinct all within easy reach.

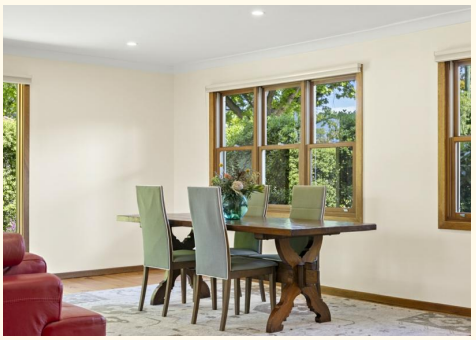
With three bedrooms in the main residence and the added versatility of a separate studio, 32 Waratah Street presents an exciting opportunity to secure a home with room to live, work and grow in one of Canberra's most loved suburbs.

At a Glance:

- Three-bedroom main residence
" Two bathrooms including ensuite
" Separate 30.65m² studio with home office and living area
" 146.2m² internal floor area in the main residence
" 176.85m² combined floor area
- Generous open-plan living and dining
- Spacious main bedroom with walk-in wardrobe
- Polished timber flooring
- Established, leafy gardens
- Timber entertaining deck
- Flexible spaces for working from home or additional living
- Approx. 3 minutes to O'Connor Shops
- Approx. less than 1 minute to Lyneham Shops
- Approx. 5 minutes to Dickson Shopping Precinct











MORE DETAILS

Property ID	1HKNQ3F92
Property Type	House
House Size	176 m2
Land Area	663 m2
EER	2.5

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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