



1 Guthridge Crescent, Wanniasa

Spacious Family Home on Large Corner Block

Nestled in the heart of Wanniasa, this updated family home offers 191m² of living space and provides an inviting blend of comfort and functionality where the entire family can relax and enjoy.

This residence features a spacious rumpus room, a study with inbuilt shelving, along with a large kitchen family room and a generous light-filled living room. This layout makes it an ideal space for both family living and working from home.

Sustainability has also been well catered for as this home is equipped with two solar panel arrays, an energy efficient Sanden heat pump, an electric vehicle charging station, and a water tank.

The fully fenced backyard includes a cubby house and play equipment, making it perfect for children and family gatherings.

This is a unique opportunity to secure a home that combines comfort with convenience in one of Canberra's most sought-after suburbs. Don't miss the chance to make this house your home!

Residence: 146.62m²
Rumpus Room: 44.40m²

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FOR SALE
Auction Onsite

AGENTS

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AGENCY

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All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Total living: 191m2
Garage & Storage: 39.39m2

Property features

- Renovated kitchen with abundant bench space
- Induction cook top
- Wine fridge space
- Plumbed main fridge space
- Ducted reverse cycle air-conditioning
- Designated home office space with built in bookshelves
- Large rumpus room perfect for kids play.
- House wired with Ethernet cables and a patch panel
- Two Solar panel systems. One solar system is under a government contract is for a feed in tariff of 45.7c. Its a gross metered system so all power goes to the grid. The other solar is net metered system to help cover daytime power needs
- Tesla EV charger - it is unlocked so will charge any EV, its single phase 7.2Kw (32Amps)
- Upgraded fuse box with RCD circuits and lightning arrester
- Energy efficient Sanden heat pump for hot water
- Insulation installed to walls and under floor
- Large fully fenced back yard
- Cubby house and kids swing set for the kids
- Remote single lock up garage with abundant storage/workshop space
- Roof antenna with booster installed
- Large water tank
- House repainted December 2024
- Plus a host of other features

Disclaimer: Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ Hooker Woden/Weston does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

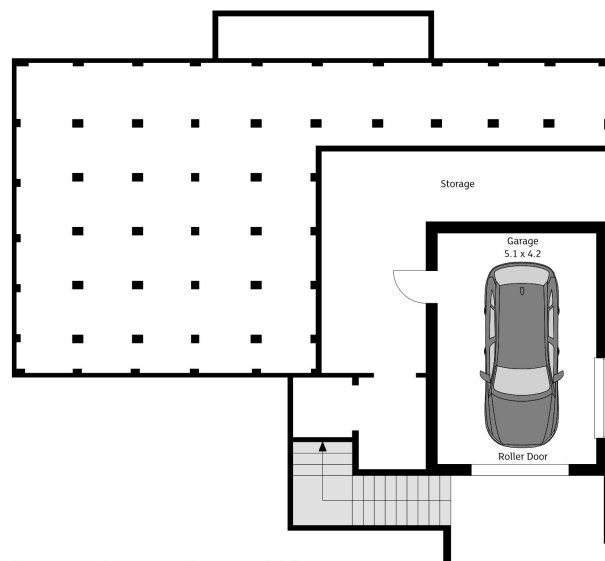
MORE DETAILS

Property ID	JMTH5W
Property Type	House
House Size	191 m2
Land Area	914 m2
EER	1.5

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Garage Lower Ground Floor

The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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