



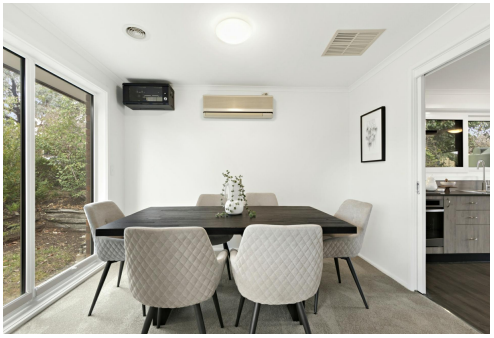



Wanniassa, 19 Byrne Street

Family Retreat in Prime Wanniassa Location

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Don't miss your chance to secure your own family retreat in the highly sought-after suburb of Wanniassa. This beautifully renovated, oversized three-bedroom home is designed for family living, perfectly combining space, comfort and modern style. With updated kitchen, flooring and elegant decor you won't have to lift a finger to enjoy the perks.

The sunlit formal lounge and dining area feature floor-to-ceiling windows with custom honeycomb blinds, creating a tranquil space to relax after a busy day. The large open-plan family room flows from the sleek kitchen, complete with expansive stone benchtops and premium stainless-steel appliances. From here, step out onto the elevated outdoor deck-a perfect spot for to enjoy your morning coffee while you take in the views over the lush backyard. The spacious master bedroom boasts wall-to-wall built-in robes, while two additional two bedrooms create room for growing families.

An array of great energy efficient features keep the winter chills at bay and your bills down.

For Sale
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EER ★★★★½

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These include solar panels and in-home battery, updated ceiling insulation, plus underfloor and wall insulation. There's also top-quality double-glazed windows throughout with uPVC tilt and turn windows in the bedrooms and living area, while ducted heating and cooling ensure comfort the whole year round. The huge garage has space to park 4 cars, plus there's additional parking under the carport.

Situated walking distance to Wanniassa shopping centre and close to Erindale, you'll enjoy easy access to a variety of eateries, retail and recreational facilities. You're also a short drive to Tuggeranong and Woden town centres, while top local schools and outdoor activities like walking trails and sports fields, makes this location truly unbeatable. Act fast- this exceptional property in a prime location won't last.

Key Features:
•Spacious three-bedroom home in popular Wanniassa
•Recently updated with fresh paint, modern finishes and custom honeycomb blinds
•Bright and airy formal lounge and dining area plus open-plan family room
•Elevated outdoor entertaining deck overlooking a large backyard filled with mature gardens
•Updated kitchen with stone benchtops, Westinghouse oven, cooktop and Bosch dishwasher
•Large master bedroom plus two additional bedrooms all with built-in robes
•Practical family bathroom with separate tub and shower
•Solar panels and in home solar battery keep energy costs low
•Energy-efficient double-glazed windows throughout including uPVC tilt & turn windows in bedrooms and living areas, plus ceiling, floor and wall insulation
•Ducted gas heating and cooling with Rinnai instant hot water
•Spacious laundry with rear access
•Oversized double garage could easily fit 4 cars, with remote access and space for a workshop
•Additional undercover carport space with enough room for a caravan or boat

•Living space: 134.5m²
•Block size: 787m²
•Garage: 59m2
•Carport: 18m2
•Rates: $2823 per annum
•Land tax: $4108 per annum (if applicable)
•EER: 4.5 stars

Disclaimer:
Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to 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.

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More About this Property

Property ID	CBKHQH
Property Type	House
House Size	134 m²
Land Area	787 m²
EER	4.5

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