

## Wanniassa, 19 Langdon Avenue

First Home Buyers & Investors - This One's for You!

**FIND.** Ideally positioned in the heart of Wanniassa, this residence is perfect for first-home buyers, investors, or those looking for a property with great potential. Spanning two levels, this separate title home offers light-filled living spaces, fresh updates, and the opportunity to add your own personal touch.

**LOVE.** The home has been recently painted throughout, creating a welcoming and comfortable space. The generous living area provides plenty of room to relax and entertain, while the large backyard offers a blank canvas for outdoor living and gardening enthusiasts. With an additional powder room and electric heating, this home delivers comfort and practicality in equal measure.

**LIVE.** Positioned in a prime Wanniassa location, this home offers effortless access to local amenities, schools, and transport links. Enjoy the convenience of being just steps away from Wanniassa Shopping Centre, as well as nearby parks and walking trails. Whether

3

1

2

**For Sale**

Sale by Negotiation

**View**

Sat 2nd Aug @ 9:45AM - 10:15AM

**Contact**

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**EER**



**LJ Hooker Kippax**

(02) 6255 3888



**Disclaimer:** 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.

you're looking for a savvy investment, to move straight in or add further value through renovations, this property presents an outstanding opportunity.

#### ABOUT THE AREA

##### Local Transport:

- Convenient bus services to Tuggeranong, Woden, and the City
- Easy access to major roads for quick commuting

##### Shopping & Dining:

- Wanniassa Shopping Centre (Coles, cafes, restaurants & more)
- South Point Tuggeranong
- Erindale Shopping Precinct

##### Schools:

- Wanniassa Primary School
- Wanniassa High School
- St Mary MacKillop College

#### OVERVIEW:

- 3 bedrooms, all with built-in robes
- 1 bathroom + additional powder room
- Double carport
- Electric heating

#### RATES/SIZE:

Upper Living: 54sqm approx.

Lower Living: 53sqm approx.

Total Living: 107sqm approx.

Block Size: 622sqm

Zoning: RZ2

Rates: \$2,472 p.a. approx.

Land tax: \$3,792 p.a. approx.

EER: 2.0

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## More About this Property

<b>Property ID</b>	1HQFF9U
<b>Property Type</b>	House
<b>House Size</b>	107 m2
<b>Land Area</b>	623 m2
<b>EER</b>	2

### Eoin Ryan-Hicks 0424 042 419

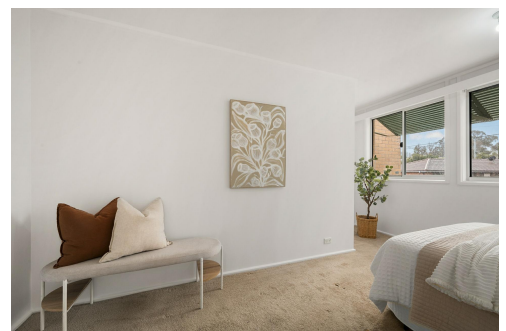
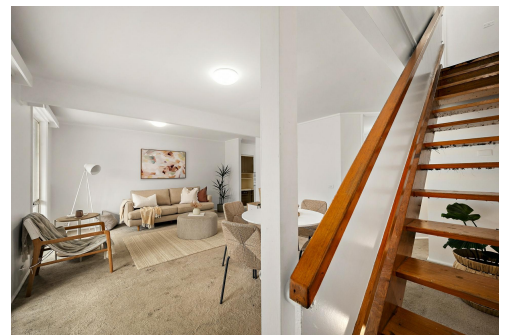
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Licensed Agent | Operations Manager for Team Eoin Ryan-Hicks | olivia.schultz@ljhkippax.com.au

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First Floor



Ground Floor

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.

19 Langdon Avenue, Wanniasa

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