

19 Langdon Avenue, Wanniasa




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

Positioned in a prime Wanniasa location, 19 Langdon Avenue presents an exciting opportunity for buyers seeking a property with genuine potential. Ideal for renovators, investors, or those looking to create their dream home, this separate-title residence is ready for transformation and offers the perfect blank canvas to add your own personal stamp.

Spanning two levels, the home requires work, but with solid bones and a flexible layout, it provides an excellent foundation to renovate and live in, or to further enhance and add value over time. Whether your vision is a modern refresh or a more substantial redevelopment, the possibilities here are clear and compelling.

The generous backyard and light-filled living spaces offer scope to reimagine indoor-outdoor living.

Located moments from Wanniasa Shopping Centre, local schools, parks, and transport, this is a tightly held, convenient pocket that continues to attract strong buyer demand. For those prepared to roll up their sleeves, this is a rare chance to secure a well-located property with outstanding upside.

3  1  2 

**FOR SALE**  
\$675,000+

### AGENTS

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### AGENCY

LJ Hooker Kippax  
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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**

## ABOUT THE AREA

### Local Transport:

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

### Shopping & Dining:

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

### Schools:

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

## OVERVIEW:

- 3 bedrooms
- 1 bathroom + additional powder room
- Double carport

## 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 DETAILS

Property ID	1HYNF9U
Property Type	House
House Size	107 m <sup>2</sup>
Land Area	623 m <sup>2</sup>
EER	2

### Eoin Ryan-Hicks 0424 042 419

Franchise Owner | Sales Manager | Licensed Agent ACT & NSW |

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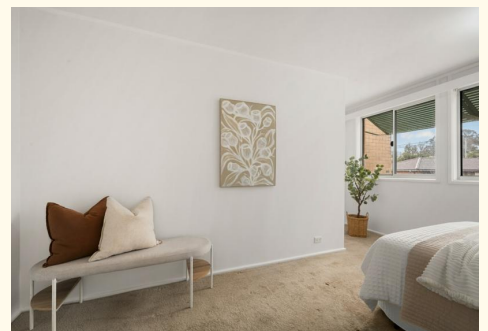
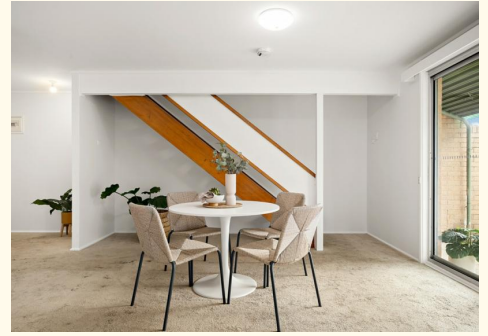
### Olivia Schultz 0415 366 287

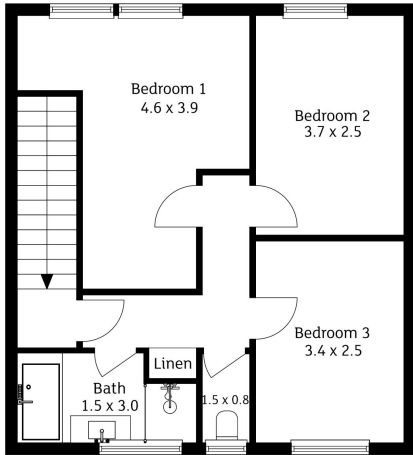
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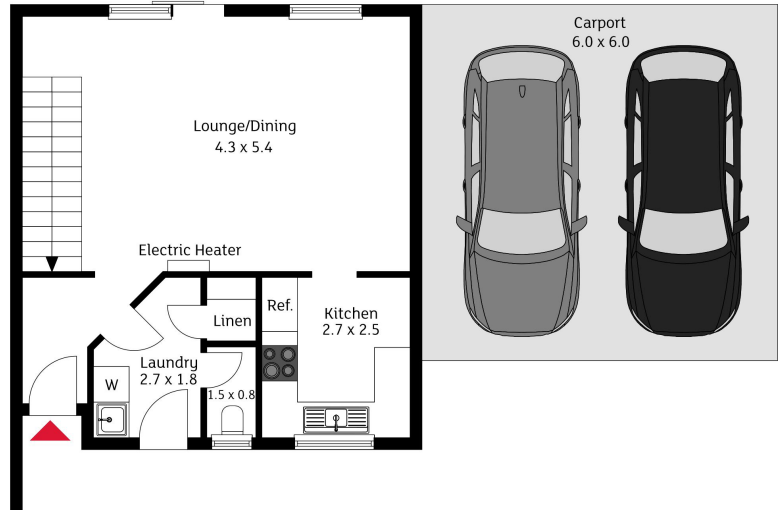
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First Floor



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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