



24 Guthridge Crescent, Wanniasa

Stunning Renovated Family Home in Prime Location!




Auction Location: On Site

Step into this beautifully renovated four-bedroom family home, where contemporary style meets ultimate comfort. Designed with growing families in mind, on a 1,098sqm block, this home offers everything you could need and more.

With bright and airy living areas, modern finishes, and fantastic outdoor spaces, it's the perfect retreat for relaxation and entertainment.

Upon entry, you'll be greeted by light-filled living areas that provide a welcoming atmosphere throughout. The separate zones allow for versatility-whether you're looking for a quiet space to unwind or a vibrant area for family gatherings, you'll find the ideal spot.

The kitchen is a true standout feature, with a fantastic walk-in pantry and large island bench that invites culinary creativity. With plenty of storage space, sleek cabinetry, and a dishwasher, this kitchen is perfect for preparing meals, hosting dinner parties, or simply enjoying time together as a family.

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FOR SALE

Auction 10/05/2025

AGENTS

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 **LJ Hooker**

The master bedroom is a luxurious retreat, complete with a hidden walk-in robe that leads into a modern ensuite. The other three generous bedrooms are equally impressive and each feature a built-in robe.

Step outside, and you'll be amazed by the expansive backyard-a fantastic area for kids to play, pets to roam, and adults to relax. Whether you're hosting a BBQ or simply enjoying a quiet evening, the covered entertaining deck is perfect for alfresco dining, entertaining guests, or enjoying the outdoors in all seasons. The low maintenance gardens add an extra layer of convenience, allowing you to enjoy your surroundings without the hassle of extensive upkeep.

This home is ideally located within walking distance to local primary and high schools, making school runs a breeze. You'll also enjoy the convenience of being close to Wanniasa Shops, Erindale Shopping Centre, a variety of dining options, gyms, and public transport. The nearby playing fields are perfect for outdoor activities, while the Tuggeranong CBD and major arterial roads are just a short drive away, ensuring you're well connected to everything you need.

This is a rare opportunity to secure a beautifully renovated home in a family-friendly neighbourhood with everything you could want just a stone's throw away.

Don't miss out on making this dream home your reality-contact us today to arrange your inspection!

Features:

- Fantastic, renovated family home on a large 1,098sqm block
- Four spacious bedrooms, including a master suite with a hidden walk-in robe and ensuite
- Two modern bathrooms plus a powder room with additional toilet, with sleek finishes and functionality
- Light-filled living areas with separate zones for relaxation and entertaining
- Gourmet kitchen with walk-in pantry, dishwasher, large island bench, ample storage and electric cooking
- Reverse cycle split system for year round comfort
- Expansive backyard-ideal for kids, pets, and outdoor activities
- Covered entertaining deck-perfect for alfresco dining and hosting guests
- 13kw Solar panel system with 32 panels
- Low maintenance gardens, making upkeep a breeze
- Ideal location for schools, shopping and Tuggeranong CBD

Land Size: 1098sqm (approx.)

Internal Area: 155sqm (approx.)

Garage Area: 40sqm (approx.)

Rates: \$736pq (approx.)

Land Tax: \$1,314pq (approx. only applicable if rented)

UV: \$498,000 (2024)

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.



MORE DETAILS

Property ID	1TZSFMF
Property Type	House
House Size	155 m2
Land Area	1098 m2
EER	4
Including	Air Conditioning Toilets (1) Deck Dishwasher Built-in-Robes

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Manuka

Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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