







3 McKean Place, Wanniassa

Endless potential in a central, family-friendly location

Set on a generous 1214 m² block in a quiet cul-de-sac, this much-loved original, elevated three-bedroom home with an oversized double garage offers outstanding potential in one of Tuggeranong's most convenient and family-friendly locations. Positioned off the ground rather than on a concrete slab, the home has been well maintained over the years, retaining its original character and providing a solid foundation for buyers, developers, or investors seeking size, location, and endless potential to renovate or to build new. - all while enjoying a large block with a desirable north-to-the-rear aspect.

Inside, the home features a spacious living area with reverse-cycle air conditioning for year-round comfort, a separate kitchen and dining space, and three light-filled bedrooms. The main bathroom is in great condition and presents neatly.

Outside, the large backyard is a true highlight - filled with established fruit trees and offering endless scope for entertaining, family living, or future redesign. The property is fully enclosed with Colorbond fencing for privacy and security.

Centrally located, you'll enjoy easy access to a range of local

3 1 2

FOR SALE
$820,000+

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amenities. Just moments away is the popular Erindale Shopping Centre with supermarkets, cafés, restaurants, and everyday services, while South.Point Tuggeranong and Woden Town Centre are also within a short drive. Wanniassa is also set to benefit from the future light rail extension via Woden, further enhancing its excellent connectivity to the city. The area is surrounded by parks, sporting fields and walking trails, delivering a wonderful balance of lifestyle and location.

Families will be pleased to know the home falls within the catchment zone for Wanniassa School (Preschool—Year 10), Erindale College (Years 11—12) & St Anthony's Parish Primary School.

Whether you choose to move in now and enjoy, invest and renovate later, or start afresh with a full rebuild, 3 McKean Place is a rare opportunity to secure a large block in a central, established suburb with excellent future potential.

Internal: 91.7m2
Block: 1214m2
EER: 1 Star
Rates: $3,564 per annum
Land Tax: $6,713 per annum

Features:

- Original, elevated three-bedroom, one-bathroom home in great condition
- Not built on a concrete slab
- " Spacious 1214 m² block with north-to-the-rear aspect
- Reverse-cycle air-conditioning for year-round comfort
- Separate living and kitchen/dining areas
- Main bathroom in excellent original condition
- Fully fenced with secure Colorbond boundaries
- Quiet cul-de-sac location
- Oversized double garage and ample off-street parking
- Yard filled with established fruit trees
- Close to Erindale shops, South.Point Tuggeranong and Woden Town Centre
- In catchment for Wanniassa School and Erindale College
- Fantastic entry-level or investment opportunity with renovation or rebuild potential

What's Nearby:

- Erindale Shopping Centre: approx. 1 minute drive

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" Wanniassa School (Preschool—Year 10): approx. 3 minute drive

" Erindale College (Years 11—12): approx. 4 minute drive

- South.Point Tuggeranong: approx. 5 minute drive
- Woden Town Centre: approx. 10 minute drive
- Future light rail connection via Woden, providing convenient access to the city

Disclaimer:
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Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.

MORE DETAILS

Property ID	2E88FHK
Property Type	House
EER	1

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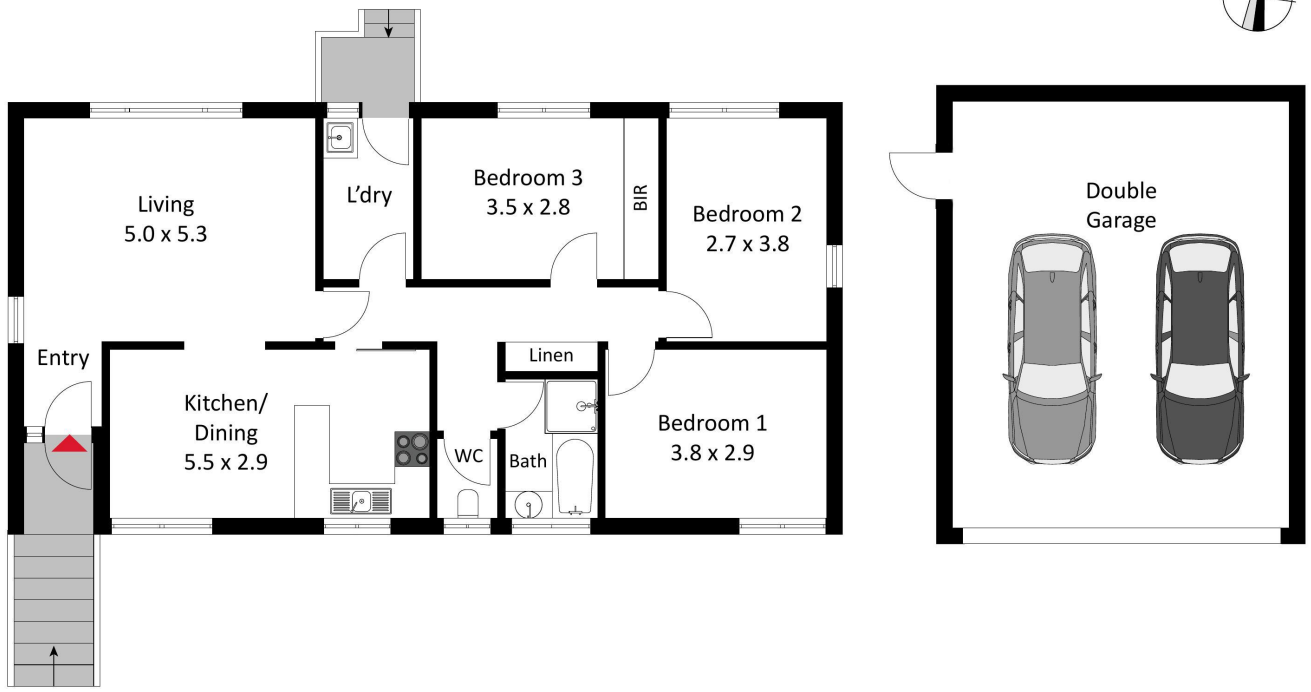








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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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