



39 Sullivan Crescent, Wanniasa

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Architectural, intimate and unforgettable

From the moment you enter, it's clear this is no ordinary home. Elevated on one of Wanniasa's premier streets, this architecturally designed, mid-century inspired residence reveals itself gradually through layered spaces, hidden nooks and gardens waiting to be explored. Rich in personality, the panelled ceilings, slate floors and moody interiors create warmth and character that truly set this home apart.

Spaces that bring people together: The main lounge is cosy and inviting, centred around a fireplace that draws people together while opening to a private courtyard. A dedicated dining space sits nearby, while the expansive kitchen and family room form the heart of the home. Stone benchtops, quality appliances and wraparound workspaces create a place where cooking, conversation and family life meet. Large windows and sliding doors frame leafy garden views, flowing to the outdoor entertaining terrace.

A parents' retreat and flexible family zones: The parents' retreat feels wonderfully secluded, with a private courtyard for quiet moments and a modern ensuite featuring a recessed window that creates a feeling of showering amongst the trees. Three additional bedrooms create

FOR SALE

Auction on-site 1.30pm on 7th February 2026

AGENTS

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AGENCY

LJ Hooker Tuggeranong
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space for children, a home office or gym, adapting easily as family needs evolve.

Gardens designed to be explored: The back garden is as considered as the interior, designed as a series of outdoor rooms connected by winding paths. A large, covered pergola creates a shady setting for lounging or entertaining on long summer evenings and is surrounded by fruit trees, ornamental trees established garden beds and open lawn for kids and pets.

Designed for comfort, sustainability and location: Solar passive design, double glazing, solar panels and three-phase power support efficient, low-impact living. Parkland, a nature reserve, Erindale, Wanniasa and Tuggeranong town centres, along with excellent schools, are a quick drive or even a walk. The central location also allows very quick access to Woden including the Mawson shops or the Mawson Club for instance.

Homes with this much charm and style are rarely offered. Don't miss out on this truly special home, make your move today.

Why you'll love it

- Architecturally designed, character filled, mid-century inspired family home
- Inviting lounge and dining with fireplace, adjoining private courtyard and garden outlooks
- Large kitchen with stone benches, walk-in pantry, oven and 5-burner gas cooktop, new dishwasher
- Additional family space opening out to paved outdoor entertaining area
- Large pergola surrounded by gardens bursting with fruits, flowers and greenery
- Parents' retreat with luxurious designer ensuite and private courtyard
- Three additional bedrooms offering flexible family use
- Private, established gardens with lawn space for kids and pets
- Double garage with workshop space and internal access, with additional side access
- Solar passive with double glazing, 8kW solar, 3-phase power for future battery installation
- Split system aircon to lounge and master, gas heating to family, wood fire to living, bedroom fans
- Block size: 875m²
- House Size: 175m²
- Sunroom extension: 11m²
- Garage size: 34m²
- House built: 1980
- Rates: \$3,408 per annum
- Land Tax: \$5,238 per annum (if applicable)
- EER: 2.5 stars



MORE DETAILS

Property ID	CSFHQH
Property Type	House
House Size	175 m2
Land Area	875 m2
EER	2.5

Andrew Curren 0424 288 717

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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.

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