



Wanniassa, 4 Brooke Place

The Ideal Home For a Young Family

Tucked away in a quiet cul-de-sac and nestled among lush native gardens, this beautifully updated home offers a private, leafy escape that feels miles away from the everyday. Yet it is located just moments from Woden Town Centre and is still within easy reach of the City, Tuggeranong and greater Canberra.

The home is light-filled and welcoming, with open plan living and dining areas oriented to the north for year-round sunshine. The updated kitchen is both functional and practical, offering plenty of storage space. And a freestanding bath adds a touch of luxury in the renovated bathroom, perfect for soaking after a day in the garden or on the nearby trails of Mount Taylor and Farrer Ridge.

Outdoors, the native gardens are well established and private. Children will delight in the cubby house, explore secret garden paths and can enjoy the rainwater fed fish and frog ponds. And a flourishing vegetable patch, thriving fruit trees and irrigated gardens mean

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For Sale
By Negotiation

View
ljhooker.com.au/35GZGCY

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EER ★★★★★

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you can enjoy the rewards of seasonal harvests and sunny afternoons spent outdoors. There's even a chicken coop for fresh eggs and a little extra country charm.

Whether you're wanting to enjoy self-sustaining gardens, planning to raise little ones, or simply seeking a peaceful lifestyle close to nature and convenience, this lovely home, located at the foothills of the Brindabellas, could be just what you've been waiting for.

Features include:

Three ample bedrooms, all with built-in robes

Light-filled open plan living and dining rooms with north-facing windows

Tastefully updated kitchen with plenty of cupboard space

Renovated bathroom, including a luxurious freestanding bath

Timber floors throughout and reverse-cycle air conditioning

Double garage and workshop with plenty of extra secure parking space, locked away behind double gates

Gorgeous native gardens with cubby house, fruit trees, rock ponds and plenty of hidden surprises

Securely fenced yard with veggie patch, fruit trees, cubby house and chicken coop

Quiet tree-lined cul-de-sac setting with the walking trails of Mount Taylor and Farrer Ridge nearby

A stone throw's to Woden Town Centre, with easy access to arterial roads to the City and beyond

Stats:

Living space: 109sqm approx.

Rates: \$2,697pa

Land tax (only if rented): \$4,318pa

Year built: approx. 1976

EER: 4.5 stars

More About this Property

Property ID	35GZGCY
Property Type	House
House Size	109 m2
Land Area	747 m2
EER	4.5
Including	Air Conditioning

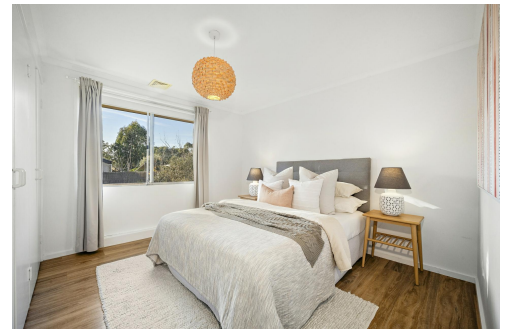
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