



1/27 Gaunson Crescent, Wanniasa

## Spacious Townhouse Living with Enormous Potential

Experience the space and potential of townhouse living in this well-positioned residence, quietly tucked away in a peaceful pocket of Wanniasa and surrounded by leafy gardens. Offering generous proportions, character filled timber accents and multiple private outdoor areas, this three bedroom home presents an outstanding opportunity for first home buyers, investors or renovators looking to add value.

Upon entry, you are welcomed into an expansive living area where soaring ceilings and exposed timber trusses create a striking architectural statement and an immediate sense of openness. The impressive scale of the living space allows for flexible living and entertaining, while large windows invite natural light to fill the home throughout the day.

The retro-style kitchen offers a functional layout with an electric oven and cooktop, ample storage and direct connection to the living and dining spaces, making it ideal for everyday living while also providing exciting scope for future updates.

Accommodation is thoughtfully designed, with all three bedrooms

3  2  2 

**FOR SALE**

Please Call

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**AGENCY**

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

generously proportioned and fitted with built-in robes. The spacious master suite is privately positioned and features a walk-in wardrobe, ensuite and direct access to its own private courtyard retreat, creating a peaceful space to relax outdoors.

Adding to the home's practicality is a separate laundry and multiple outdoor areas designed for both entertaining and quiet enjoyment. The front paved courtyard provides a welcoming entry and additional outdoor living space, while the rear courtyard offers a mix of paved and grassed areas perfect for entertaining, gardening or simply enjoying the surrounding greenery.

Comfort is ensured year-round with reverse cycle cooling and gas heating, while the home also includes a two-car carport with a convenient storage cupboard.

Set within a quiet and leafy setting, surrounded by open green spaces, this residence offers a relaxed lifestyle while remaining close to local shops, schools and everyday amenities.

With its generous proportions, character features and exciting potential, this is a fantastic opportunity to secure a spacious townhouse in a highly convenient and peaceful location.

Perfectly positioned in a quiet pocket of Wanniasa, this home enjoys a highly convenient location close to a wide range of local amenities. Just minutes away, Erindale Shopping Centre provides supermarkets, cafés, restaurants and everyday services, while South Point Tuggeranong offers a major retail, dining and entertainment precinct.

With public transport nearby and the Tuggeranong Town Centre only a short drive away, this location delivers both lifestyle and convenience.

#### Features:

- Three-bedroom, two-bathroom townhouse
- Two-car carport with storage cupboard
- All bedrooms generously sized with built-in robes
- Master bedroom with walk-in wardrobe, ensuite and private courtyard access
- Expansive living area with soaring ceilings and exposed timber trusses
- Original condition with charming timber accents throughout
- Retro-style kitchen with electric oven and cooktop
- Reverse cycle cooling and gas heating
- Separate internal laundry
- Front paved courtyard
- Rear courtyard with paved and grassed areas
- Peaceful setting surrounded by small nature reserves
- Close to local amenities

#### Key Figures: (approximations)

EER: 1

Rates: \$846.80pq

Strata: \$690pq

Internal Living: 125 sqm

Carport: 43.30 sqm

Block Size: 786 sqm

Year Built: 1983

#### 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	1UJZFMF
Property Type	Townhouse
EER	1
Including	Air Conditioning Courtyard Built-in-Robes Liveability

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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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