



## Waramanga, 10 Birbai Place

They Don't Build 'Em Like They Used To!

Auction Location: Onsite

Welcome to 10 Birbai Place! Superbly located in the heart of Weston Creek on an almost unimaginable 1,159 square metres of land and presented to the market for the first time in 54 years is an opportunity that will appeal to families of all shapes and sizes and may not come again for another 54!

This expansive home offers large, segregated living spaces, four bedrooms (all with built-in robes), ducted reverse cycle air conditioning and a delightfully leafy aspect with a long northern flank - it's just waiting to meet its new owners and welcome them home!

The kitchen has loads of cupboard and bench space, there are separate lounge,



**For Sale**  
Auction

**View**  
[ljhooker.com.au/IDXGX0F92](http://ljhooker.com.au/IDXGX0F92)

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EER ★★★★★

**LJ Hooker Dickson**  
**(02) 6257 2111**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

dining AND family rooms, built in desk and study space, large enclosed patio, three bathrooms and a fully self-contained downstairs kitchenette - giving you and your family almost 200 square metres of living space and all sitting on one of the largest blocks in beautiful Waramanga!

Offering the perfect blend of comfort and convenience you will love the ultra-convenient location between Cooleman Court and Westfield Woden as well as being just a short stroll to a the fabulous Waramanga local shops, public transport and exceptional schools, this property ensures a central and accessible lifestyle.

With motivated vendors ready to meet the market there is a tremendous opportunity to buy into a premium part of Weston Creek so come along to the next open home or call Andrew on 0403 169 259 to arrange your private inspection.

**Features:**

- Four bedroom home
- Multiple living areas including lounge, dining and family rooms
- Three bathrooms
- Downstairs kitchenette
- Two double garages and single carport
- Reverse cycle air conditioning
- 1159m2 block with a long northern flank
- Short drive to Cooleman Court & Westfield Woden
- Close to schools and public transport

## More About this Property

|                      |                       |
|----------------------|-----------------------|
| <b>Property ID</b>   | IDXGX0F92             |
| <b>Property Type</b> | House                 |
| <b>House Size</b>    | 196.28 m <sup>2</sup> |
| <b>Land Area</b>     | 1159 m <sup>2</sup>   |
| <b>EER</b>           | 0.5                   |

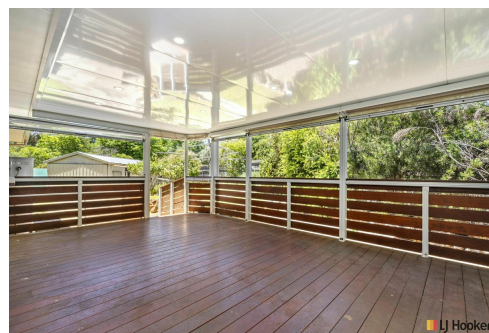
**Andrew Browne 0403 169 259**

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First Floor



Ground Floor

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.

10 Birbai Place, Waramanga

Produced by DIAKRIT