

11 Woralul Street, Waramanga

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## Move-In Ready Family Haven in a Prime Waramanga Location

**FOR SALE**  
Auction 11/10/2025

Auction Location: On Site

### AGENTS

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Perfectly positioned in a quiet, leafy street, 11 Woralul Street is a beautifully renovated home that combines modern style with everyday comfort. Set on a generous 719 m<sup>2</sup> block, this residence is designed for relaxed family living and effortless entertaining.

### AGENCY

LJ Hooker Manuka  
(02) 6239 5551

At the heart of the home is a spacious open plan living and dining area, filled with natural light and seamlessly connected to a brand-new deck, ideal for gatherings or quiet afternoons outdoors. The modern kitchen is a standout, offering sleek finishes, quality appliances, and a delightful outlook over the garden.

Accommodation is thoughtfully designed, with the main bedroom featuring its own private ensuite, while two additional bedrooms are serviced by a separate modern bathroom for added convenience. Every detail has been considered, from the stylish bathrooms to the fresh interiors that create a welcoming, move-in ready atmosphere.

Outside, the home continues to impress with a well-maintained garden that provides both space and privacy, perfect for families,

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pets, or simply enjoying the peaceful surrounds.

Located just minutes from local shops, quality schools, Woden Town Centre, and leafy parklands, this home offers a wonderful balance of tranquillity and convenience. With nothing left to do but move in, 11 Worallul Street is the ideal opportunity to secure a fully renovated family home in one of Waramanga's most sought-after streets.

Features:

- " Located in quiet, leafy street
- " Situated on generous 719 m<sup>2</sup> block
- Single level residence
- Spacious open plan living and dining area
- Filled with natural light
- Modern kitchen with sleek finishes
- Huge stone top breakfast bar
- Oversized oven and gas cooktop
- Large sliding doors from living to outdoor deck
- Window furnishings
- Garden outlook from the kitchen
- Main bedroom with private ensuite
- Well-maintained garden
- Large outdoor front and rear deck
- Full laundry with external access
- Suitable for families and pets
- Minutes' drive to local shops
- Heating and cooling
- Double glazed windows

Disclaimer:

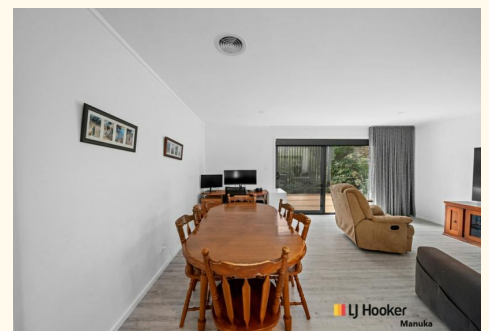
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## MORE DETAILS

Property ID	1U5WFMF
Property Type	House
House Size	100 m <sup>2</sup>
Land Area	718 m <sup>2</sup>
EER	6
Including	Deck Dishwasher Floorboards Built-in-Robes

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**11 Woralul Street, Warramanga**

Approx. total area: 235m<sup>2</sup>



*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.*