

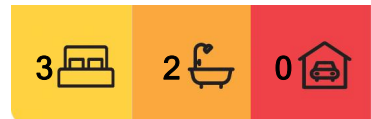


## Waramanga, 15 Yanda Street

### PERFECTLY RENOVATED FAMILY HOME, FULL OF SURPRISES

This, is the perfect family home, offering the space and functionality so desired by the modern family. Exceptionally presented, beautifully renovated within mature landscaped surrounds, this exquisite residence is a true family entertainer, it is immediately apparent how well loved and maintained this home has been. Deluxe outdoor living, meticulously renovated and maintained interiors and dual living/home business opportunities within a separate studio are all impeccably provided with a location to love.

Commanding an impressive street appeal; the landscaped front gardens offer privacy yet begin to paint the picture of what this home has to offer. Inside, the welcome you receive is both sophisticated and homely. The large formal living area is located at the front of the home, windows frame this area brilliantly, filling the room with light whilst also giving a green outlook. French doors offer charm and open directly from this space to the entertaining deck. The kitchen and meals area are adjacent, the kitchen beautifully



**For Sale**  
\$999,000 +

**View**  
By Appointment

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EER ★★★★★



**LJ Hooker Woden | Weston**  
**(02) 6288 8888**

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renovated with a large open footprint that will delight any budding chef. Offering stone benchtops, stainless steel appliances, gas cooking, multiple large pantries/storage and dishwasher with a large window overlooking the backyard. The dining area is dedicated yet open-plan with the kitchen.

Three well sized bedrooms offer comfortable repose under this roofline, all with built in robes, the master is especially spacious. These are all well serviced by the main bathroom, delightfully updated and full of light with a separate WC.

Outdoors is full of surprises. The large entertainers deck offers a large space to unwind and entertain, with the foundations already installed to add a shade sail if desired. A separate studio at the rear provides your optional fourth bedroom, additional modern bathroom, plus an additional studio room currently being utilised as a study or offering an easy conversion to provide for a self-contained residence. This space would work brilliantly as a home business or dual income opportunity, as it the paved driveway can lead directly to this space offering its own private access.

Carefully designed, landscaped and nurtured, the backyard offers flat grassed areas, established florals and greenery including lemon tree, kumquat orange, climbing and banksia rose, honeysuckle and a magnolia tree. Other features of the home include ducted electric heating and cooling, concealed laundry with adjacent access to outdoors, long driveway with ample off street parking and the foundations already installed to easily add a shade sail for vehicle coverage. Families will appreciate the proximity to a range of local schools, parks, and shops, all within walking distance. For more extensive shopping and dining options, Cooleman Court and Woden Town Centre are just a short drive away.

- Exceptionally renovated & well maintained home
- Large formal living area with French doors to entertaining deck
- Renovated kitchen with stone benchtops, stainless steel appliances, gas cooking, and ample storage
- Open-plan dining area adjoining the kitchen
- Three well-sized bedrooms all with built-in robes
- Renovated main bathroom updated with abundant light and separate WC
- New timber flooring throughout
- Large entertainers deck with foundation in place for adding a shade sail
- Separate studio at the rear offering optional fourth bedroom, extra studio room and modern additional bathroom with separate access ideal for guest accommodation, home business or easy conversion to self contained residence
- Beautifully designed backyard with flat grassed areas and various established plants
- Ducted electric heating and cooling for year-round comfort
- Concealed laundry with outdoor access
- Long driveway with ample off-street parking and foundations for a shade sale for vehicle coverage
- Proximity to local schools, parks, and shops within walking distance.
- Short drive to Cooleman Court and Woden Town Centre for extensive shopping and dining options

Land Size: 708m<sup>2</sup>

Living Size: 109m<sup>2</sup> (approx.)

Unimproved Value: \$655,000 (2023)



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Rates: \$4,108.89 p.a (approx.)

Land Tax: \$7,401 p.a (approx.)

Construction: Ex-Government Residence (Circa 1970's)

Disclaimer:

Disclaimer: Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ Hooker Woden/Weston does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

## More About this Property

<b>Property ID</b>	GEJH5W
<b>Property Type</b>	House
<b>House Size</b>	109 m <sup>2</sup>
<b>Land Area</b>	708 m <sup>2</sup>
<b>EER</b>	1
<b>Including</b>	Ducted Cooling Ducted Heating Deck Dishwasher Floorboards Built-in-Robes Fully Fenced Solar Panels

**Jane Macken 0408 662 119**

Franchise Owner, Licensee, Licensed Agent ACT/NSW |  
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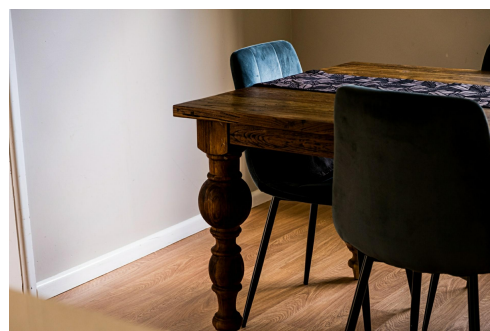
**Emma Robertson 0422415008**

Sales Consultant to Jane Macken | emma.robertson@ljhwodenweston.com.au

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23 Briery Street, WESTON CREEK ACT 2611

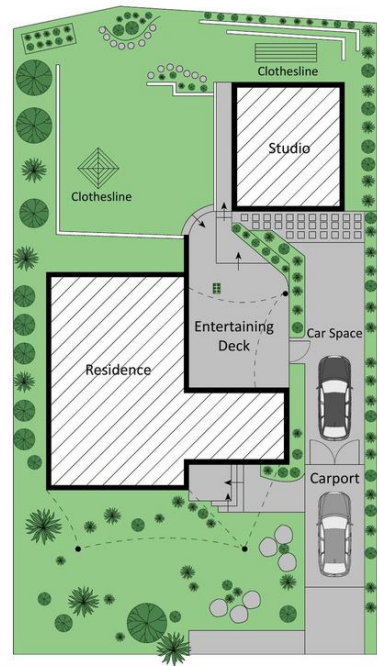
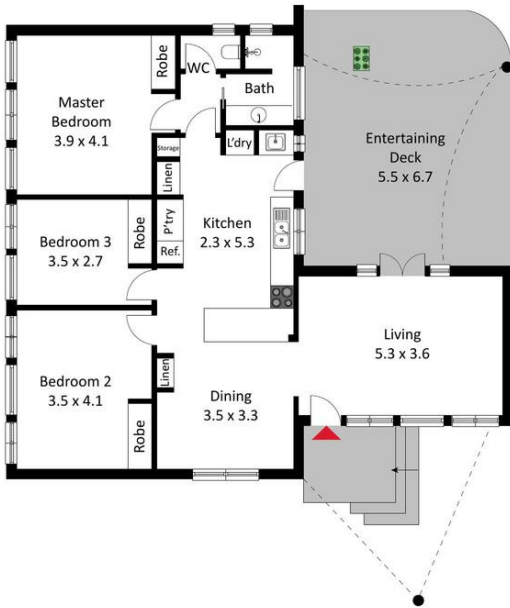
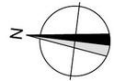
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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