



Waramanga, 40 Larakia Street

Updated Family Home in Superb Location!

Auction Location: In Rooms | LJ Hooker Canberra City | 182 City Walk, Canberra City

Discover the epitome of modern living in the heart of Waramanga with this incredible updated 3-bedroom, 1-bathroom home.

Nestled on a spacious 764m² flat block, this residence offers a perfect blend of comfort and convenience. Step inside to find generously sized bedrooms, complemented by a fully renovated immaculate bathroom.

The expansive living area seamlessly flows into the dining and kitchen space, creating a welcoming atmosphere for gatherings and everyday living. Outside, a delightful backyard seating area awaits, providing an ideal setting for entertaining guests or simply enjoying family time while watching the kids play.



For Sale
Auction

View
ljhooker.com.au/2FZWF9Q

Contact
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EER ★★★★★



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.

LJ Hooker Kaleen
(02) 6241 1922

Waramanga is a suburb that boasts an enviable lifestyle, with an abundance of schools, shops, walking trails, and cafes right at your doorstep. Plus, with easy access to the parkway, commuting to the City or Belconnen is a breeze. Don't miss out on the opportunity to make this sought-after location your new home.

Give Lukas Cole a call on 0432 289 618 for further information or if you would like a private inspection.

Features:

- 3 bedroom
- Renovated bathroom with separate toilet
- 764m2 block
- Large flat block
- Shed in the backyard
- Carport with access to the backyard
- Close to Cooleman Court and Woden Westfield
- Walking distance to Arawang Primary, Stromlo High and the Waramanga Shops
- Split system for cooling and heating

EER: 0

Rates: \$3,342 pa approx

Land Tax: \$5,763 pa approx

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More About this Property

Property ID	2FZWF9Q
Property Type	House
House Size	112.2 m ²
Land Area	764 m ²

Lukas Cole 0432 289 618

Licensed Agent | lukas.cole@ljhooker.com.au

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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.

40 Larakia Street, Waramanga

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