



LJ Hooker



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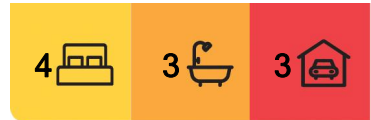
Weetangera, 18 Darmody Street

Must-see Family Home on the Market for the First Time in 50 Years!

Discover the charm and character of this spacious family home, perfectly positioned in an elevated setting. With a generous 1531sqm block, this home boasts endless potential for the new owners.

As you enter, you'll be captivated by the tall ceilings and large windows that fill the living areas with natural light, creating an inviting atmosphere. The generous master suite features direct access to the beautifully landscaped gardens, along with large built-in wardrobes and a private ensuite.

With generously sized bedrooms and built-in robes throughout, there's plenty of space for everyone. The downstairs rumpus room, complete with a bathroom, is perfect for your teenagers to retreat to.



For Sale
Auction

View
ljhooker.com.au/HNZUDF8H

Contact
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EER ★★☆☆☆☆

LJ Hooker Belconnen
(02) 6251 1477



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.

The custom-built garage in the back offers multiple opportunities-whether you envision a separate residence, a home studio, a man cave, or extra garage space, the possibilities are endless!

Outside, the manicured gardens provide a serene space for relaxation and entertaining in complete privacy. With great under-house storage ideal for a wine cellar, this home truly caters to every need.

Don't miss this rare opportunity to make this enchanting home your own.

Features:

- * Character filled family home in elevated position on a 1531sqm block
- * Multiple living areas with large windows letting in plenty of natural light.
- * Open plan kitchen, dining, family room with sliding door access to rear garden.
- * Large bedrooms with built in robes.
- * Master suite with direct garden access, large built-in robe and ensuite bathroom.
- * Downstairs rumpus room with bathroom facilities.
- * High ceilings.
- * Ceiling roses in formal living areas.
- * Reverse cycle heating/cooling.
- * Gas heating.
- * Beautifully landscaped gardens.
- * Large workshop providing many possibilities.
- * Three-car garage.
- * Large under house storage ideal for workshop or wine cellar.
- * Walking distance to Weetangera Primary School and shops.
- * Short drive to Westfield Belconnen, Hawker Shops, Jamison Shopping Centre.

* Block Size:1531sqm

* Rates: \$4,543 p.a.

* Land Tax: \$8,310 p.a. (investors only)

* Unimproved Value: \$826,000 (2023)

* Block: 24

* Section: 35

* Legal description: BELC/WEET/35/24

* nbn availability: nbn Fibre to the Node (FTTN)

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More About this Property

Property ID	HNZUDF8H
Property Type	House
House Size	263 m ²
Land Area	1531 m ²
EER	1.5

Kathy Komar 0455 891 351

Sales Agent | kkomar@ljhbelconnen.com.au

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Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617

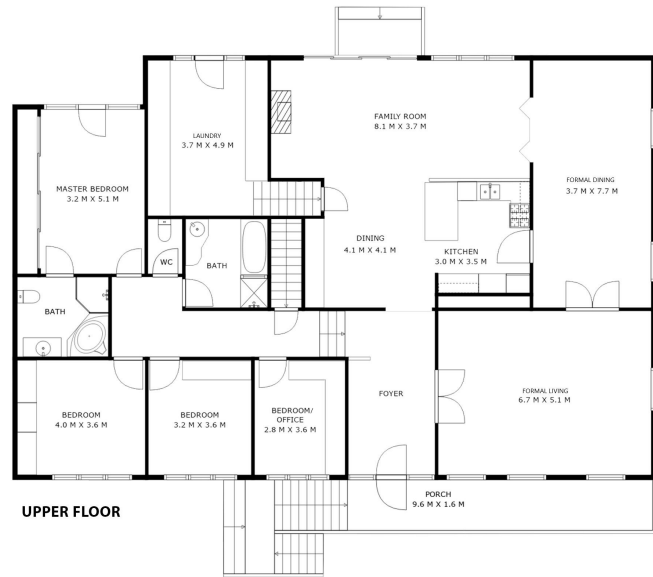
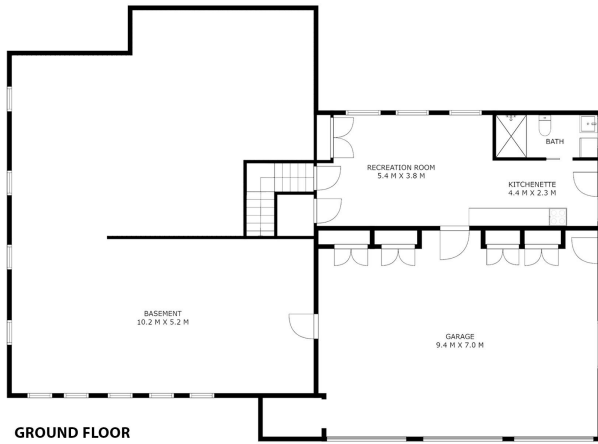
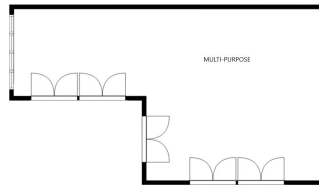
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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered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

