



**28 Nemarang Crescent WARAMANGA, ACT**

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**Great value for your money!**

This spacious three bedroom ensuite home is located in the heart of Waramanga. It is only several minutes' drive into Woden and a short stroll to Arawang Primary school and Mount Stromlo High School.

The home is positioned on the high side of the street and filled with natural light. It captures an elevated outlook through the tree tops over the suburb. The home is surrounded by a mature shady garden with a private garden at the front of the home behind the very healthy front hedge. At the rear of the home the large shade trees are a welcome delight on the warmer summer days.

You can either enter the home via the internal access from the over-sized single garage with remote controlled door or via the main entrance past a large landing into the front foyer. Once inside the floor plan is split over two levels, (only several steps) and has great separation between the living areas and the living room. Two of the three bedrooms have

**Price:** Auction on site 11am 25-2-17  
**EER:** 0.5



**Tom Ellis**  
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