

1/3 Abbie Street, MacGregor, ACT 2615

Townhouse For Sale

Saturday, 18 May 2024

1/3 Abbie Street, MacGregor, ACT 2615

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 316 m2

Type: Townhouse



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Offers over \$620,000.00

Set in a wonderful location opposite open space and a children's playground; this two-bedroom townhouse will provide the convenience of low maintenance grounds, whilst keeping you in arms reach of open spaces and the best Canberra has to offer. Bright and functional, the open plan kitchen and living creates a natural flow through the property to the generous wrap around garden which is fully enclosed whilst also segregating a utility area and every day living spaces. An impressive, well designed kitchen with modern finishes is a great feature for anyone with a keen interest in cooking. Rounding out this impressive home is a two great sized bedroom with built in robe PLUS a great bathroom and single garage with internal access. The HIGHLIGHTS:

- Open plan living area
- Full sized kitchen with plenty of bench and cupboard space
- Modern appliances, including dishwasher
- Master bedroom with built in robe
- Great sized secondary bedroom with built in robe
- Timber look flooring throughout the living areas
- Large bathroom
- Reverse cycle heating and cooling in the living area and master bedroom, plus ceiling fan to master bedroom
- Single lock up garage with internal access
- No walls adjoining the neighbouring properties
- Large wrap around rear garden
- Opposite open space and children's playground
- NBN connected
- LED Lighting throughout
- An easy drive to Kippax Fair
- Located within walking distance to public transport

With nothing to do, but just move in, this home will not last long. Register your interest today. Other information (approx.):

- Block size 316m² approx.
- Rates per quarter \$586
- Body corporate fees per quarter \$623
- EER 5 Inspections

Please remember to maintain physical distancing of 1.5 metres between patrons and maintain good hand hygiene. People may be refused entry if they appear unwell.

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