

# 1 Merriman Crescent, Macarthur, ACT 2904

## House For Sale

Friday, 9 February 2024

1 Merriman Crescent, Macarthur, ACT 2904

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Area: 759 m2

Type: House



Brett Hayman  
0411414624



Martin Faux  
0421593602

**\$1,150,000**

An outstanding opportunity is now available for you to secure a home that has potential / flexibility depending on your needs. Completely renovated and extended to give the real option of a large family home, or you can live in one side and rent the other side out to help pay the mortgage / provide an extra income stream. With over 226m<sup>2</sup> living and boasting six bedrooms, three bathrooms which includes an ensuite, two kitchens and multiple living areas the largest open plan living area opening out onto spacious rear outdoor entertaining deck. The property can flow as one or be separated into two as it is currently with a locked door in the middle, by doing this each resident has their own separate entrances and garage. Avoid disappointment and inspect today this may well be the best financial proposition that you see all year. Features:- Flexible floor plan (currently 4/1/1 and 2/2/1)- Total of 6 bedrooms, 3 bathrooms, 2 garage - Great family home, extended family or the astute investor - Central Gas Heating- Reverse cycle split system- Evaporative cooling- Two modern kitchens with dishwashers- Light filled open plan living areas - Elevated outdoor deck with storage - Double garage (wall down middle) - Enclosed Backyard- Mountain Views Living: 212 sqm Block Size: 759 m<sup>2</sup>\*EER: 3.0 Unimproved Value: \$490,000 Rates \$2,848\* Land Tax: \$4,670\*