

**10 Tardent Street, Downer, ACT 2602**

**Sold House**

Friday, 11 August 2023

10 Tardent Street, Downer, ACT 2602

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 716 m2**

**Type: House**

**\$1,000,000**

Introducing an opportunity, you can't afford to miss! McIntyre Property are proud to present 10 Tardent Street, Downer. Step inside this humble abode and be greeted by a functional floor plan ready to add your own touches. The home consists of a formal lounge room, functional kitchen with free-standing oven and cooktop plus plenty of cupboards for food and appliance storage. There are three good sized bedrooms, the master bedroom has a built-in robe. Stay warm in the winter months with a gas wall furnace. Set on a 716sqm block there is plenty of green space for the children and pets to run and play or scope for a future extension or rebuild. Parking is a breeze with the single car accommodation, ensuring your vehicle is safe and secure. No more worries about finding a parking spot or battling the elements – convenience is at your fingertips, plus there is plenty of off-street parking. Situated in an excellent location, this property is a stone's throw away from schools, shops, and public transport. Enjoy the ease of access to everyday necessities and a variety of entertainment options right at your doorstep. Plus, being close to the city means you can easily indulge in all its vibrant offerings, from cultural attractions to exciting dining and shopping experiences. Don't let this incredible opportunity pass you by! Experience the convenience, comfort, and charm that this property has to offer. Schedule a viewing today and make this house your dream home. Call now to secure your future in this exceptional location and seize the chance to turn this house into your new home sweet home!

**Features Include:**

- Formal lounge room
- Functional kitchen
- Freshly painted throughout
- New carpet installed
- Gas wall furnace
- Master bedroom with built-in robe
- Single garage plus off-street parking
- Good sized 716sqm block
- Great location

**Outgoings & Property Information:** Living size: 89.65sqm Block size: 716 sqm UCV: \$910,000 Rates: \$4,202 per annum Land tax (if rented): \$7,112 per annum EER: 0.5

**Disclaimer:** Whilst we take all due care in gathering details regarding our properties either for sale or lease, we accept no responsibility for any inaccuracies herein. All parties/applicants should rely on their own research to confirm any information provided.