

11 Mackerras Crescent, Theodore, ACT 2905

Sold House

Monday, 14 August 2023

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 956 m²

Type: House



Alisa Lawrence
0261624141

\$876,000

Enticing, split level residence, discretely immersed in the elevation and leafy surrounds of Mackerras Crescent, offering a perfect fusion of privacy, seclusion and complete family comfort. Combining enormous character, warmth and charm and further enhanced by a kitchen displaying a modern, sharp look, immaculate bathroom, raked ceilings and timber flooring. Segregation assured with lounge, meals and family rooms and separate master bedroom with renovated ensuite and walk-in-robe. Sited on a large block with front row seats that capture scenic, landscape panoramas from the living areas and covered entertaining deck. A complete offering with mature, landscaped gardens that feature a kaleidoscope of colours in the Autumn, and oversized, double detached brick garage. INSPECTION HIGHLY RECOMMENDED!

HIGHLIGHTS: -private, secluded elevated home with valley views-northeast aspect-sited on a large block of 956m²-stepped design with raked ceilings -timber flooring in the entry, hallway, stairs and lounge room.-shiny slate flooring in the kitchen, meals and family room-carpet in all bedrooms (approx 2 years old) Modern kitchen features:-stone bench tops 'Ilve' gas cook top and 'Smeg' oven (approx 12 months old -'Bosch' dishwasher-pull out pantry-immaculate bathroom presented in very good original condition.-separate WC with new toilet-renovated ensuite with heat tastic-segregated master bedroom with walk-in robe and deck access -built-in-ropes in the additional 2 bedrooms-ducted gas heating -evaporative cooling & ceiling fan in bedroom 1-re painted (approx 2.5 years ago)-covered outdoor deck area with access from bedroom 1, lounge and family rooms secure gated access to the backyard ADDITIONAL

INFORMATION:-Block: 22 Section: 647-EER: 1.5-Living area: 131.7-Double garage: 51.3-Year built: October 1988 (Certificate of Occupancy)-Land size: 956m²-Land value: \$452,000 (UV)-Land rates: \$2,504 per annum-Land tax: \$3,635 per annum (only paid if leased)-Rental appraisal: \$660 - \$680 per week All values and measurements are approximate
*Please note: The floor plans and aerial photographs with any highlighted boundaries provided on this website may not be entirely accurate and are not necessarily to scale. They are intended as a guide only and must not be relied upon. In addition, the property information provided has been obtained from sources we deem to be reliable, however, Michael Potter Real Estate cannot guarantee its accuracy and persons should rely on their own due diligence.