13 Carman Loop, MacGregor, ACT 2615
House For Sale

LJ Hooker

Thursday, 7 March 2024

13 Carman Loop, MacGregor, ACT 2615

Bedrooms: 3	Bathrooms: 2	Parkings: 1	Area: 299 m2	Type: House

George Vlandis
0437398774

Joy Patel
0499912090

Auction

Located opposite parkland and close to scenic nature strips, this immaculately presented home awaits a new owner. You'll relish the peaceful surroundings and easy access, with local shops and the primary school a short drive away, everything you need is within reach.The northerly aspect bathes the kitchen and living in natural light. Boasting an island bench, ample storage and is equipped with quality stainless steel appliances. The front lounge is the perfect space to enjoy peaceful downtime. The master bedroom features a walk-in robe and an ensuite, while the two additional bedrooms offer built-in robes. The modern bathroom is separated from the toilet and laundry and includes both a bath and shower.The picture-perfect street frontage invites you. You won't be disappointed! Visit today and see for yourself. *⬜Located opposite reserve*⬜Three bedroom family home *⬜Front lounge and open kitchen and living*⬜Master bedroom with walk-in robe and ensuite *⬜Versatile kitchen with plenty of storage *⬜Light filled living area *⬜SMEG Dishwasher and Electric Oven *⬜NBN FTTP and are fully wired with two network (CAT 6) outlets*⬜Outdoor entertaining with low-maintenance landscaped gardens*⬜Proximity to Kippax Fair Shopping Centre and arterial roads*⬜Macgregor Primary 700 meters and main bus route 500 meters*⬜Perfect for first-home buyers, downsizers, and savvy investorsBuild: 2014Block: 299sqmLiving: 116.9sqmGarage: 22.05 sqmEER: 5.5 StarsRates: $2282.12p.a.Land Tax (investor): $3339.88 p.a.Disclaimer:All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.