

15 Dagmar Berne Street, MacGregor, ACT 2615

House For Sale

Thursday, 8 February 2024



15 Dagmar Berne Street, MacGregor, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 420 m2

Type: House



Jeremy Grobben

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Auction 02/03/2024

Upon email inquiry you'll receive the contract of sale, building & pest report plus price guide. Set on a quiet street, this spacious and beautifully presented home is offered to the market for the first time. Ideal for the growing family, this property is ready for you and offers a new owner a great opportunity to move in, settle down and enjoy the benefits of New Macgregor. For convenience you will find internal accessed garage as well as a separate living area that is segregated, from the large family room and kitchen. A perfect spot for entertaining, parents retreat or whatever you choose. The well appointed and generously sized kitchen is centrally located and is complete with induction cooktop and modern appliances. Overlooking the large family room that flows seamlessly onto the ready entertaining deck. Accommodation options aplenty with large bedrooms - all with built-in robes and a master suite. All this adds up as a perfect home for families to settle in and enjoy for many years to come. Outside you can relax under the covered entertaining that provides the perfect setting for hosting gatherings or simply enjoying the outdoors in comfort and style. Both the front and rear yards offer low maintenance gardening, with retaining wall and artificial turf out front, and private secure yard at the rear. Ideal for pets, kids and the hobby gardener. If you like the outdoors, there are plenty of nearby greenspaces to enjoy nature through walks or you can even take the bike! Only a short drive away you'll enjoy all the shopping benefits of Kippax Fair with Woolworths, Aldi, Post Office plus a range of restaurants and cafes.

The Perks: • Quiet street position • Induction cooktop • Concrete benchtops and ample storage in kitchen • Ducted reverse cycle plus split system A/C • Outdoor entertaining area • Double garage with powered roller doors • Hoselink garden hose

The Numbers • Block size: 420sqm • Residence: 165 sqm approx • Garage: 37 sqm • Pergola: 22 sqm approx • Year constructed: 2012 • EER: 5 Stars • Rates: \$2,438 pa • Land tax (Investors only): \$3,713 pa

Macgregor Profile The suburb of Macgregor is named after Sir William MacGregor, Governor of Queensland 1909-14 and first chancellor of the University of Queensland, 1911. Streets are named after members of the Australian medical professions. Average Age: 36 Population: 7049 Houses: 90.7% Townhouses: 9% Fully Own: 20.9% Purchasing: 58%

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