

16 Mackaness Place, Garran, ACT 2605



Sold House

Friday, 15 September 2023

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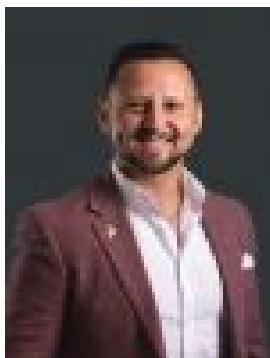
Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 311 m2

Type: House



Obi Shadmaan

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Contact agent

Discover the charm of 16 Mackaness Place, Garran, a truly unique and versatile residence. Situated in an exceptional pocket of Garran, this two-level home offers a prime location with a backyard that backs onto lush green space and a convenient footpath leading straight to Garran's bustling shops. The ground floor features the main living, kitchen, and dining area, while three spacious bedrooms and a well-appointed bathroom ensure comfort on the next level. What sets this home apart is an additional fourth bedroom, living area, and kitchenette, which can be separated for independent living or rental potential. Outdoors, the expansive backyard provides room for kids and pets or just pure relaxation, with the tranquility of lush greenery at your doorstep. Parking is a breeze with a carport and ample visitor spaces. This Garran gem offers walking distance to Canberra Hospital, public transport options, excellent schools, and easy access to major roads, making it an ideal choice for families and commuters alike. Don't miss the chance to make this unique property your own, contact us to explore 16 Mackaness Place and its endless possibilities.

The Perks:

- 4 bedrooms, 2 bathrooms, 1 carport
- Separate title, no body corporate
- Multiple living areas
- Two kitchens, both equipped with electric cooktop and oven and ample bench and cupboard space
- Three well-proportioned bedrooms upstairs with a main bathroom and separate toilet
- One additional bedroom and ensuite downstairs with its own living area, kitchenette and separate entry points
- Split system air conditioning in main living area
- Large backyard perfect for pets and kids, backing onto green space, gated access to pathway leading up to the Garran shops
- Single carport plus ample additional visitor carspaces

Walking distance to Garran shops, Canberra Hospital, public transport options, excellent schools, and easy access to major arterial roads

The Numbers:

- Living area: 126m²
- Block size: 312m²
- Unimproved value: \$571,000
- Rates: \$2,967 per annum
- Land tax: \$4,946 per annum (investors only)
- Build: 1972
- EER: 3 stars

This property is scheduled to go to Auction at our Collective Auction Spring Floriade event

When. Sunday 8th October 2023

Where. Tulip Stage at Floriade

Time. Doors open at 11.30am. Auctions start at 11.50am.