

**18/85 Macfarlane Burnett Avenue, MacGregor, ACT  
2615**



**Sold Townhouse**

Thursday, 1 February 2024

18/85 Macfarlane Burnett Avenue, MacGregor, ACT 2615

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 86 m2**

**Type: Townhouse**



George Vlandis  
0437398774



Joy Patel  
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**\$530,000**

Tucked away in a quiet complex this delightful townhouse is perfect for a first home buyer, downsizing, or an investor. Low maintenance inside and out and freshly painted; you'll appreciate the practical floor plan as you walk through. Segregated to the front the master bedroom has a walk-in robe while the second bedroom has a built-in robe. The bathroom and generous built in storage in the hallway give way to the open plan living and kitchen. Offering plenty of flexible living, the lounge, dining and kitchen all open out to the sunny courtyard. With no one opposite but wide green space this home is well worth an inspection. \* Freshly painted throughout \* Master bedroom with a walk-in robe \* 2nd bedroom with built in robe \* Split system A/C \* Gas wall heating \* Large private courtyard \* Garage with internal access \* Close to parks, reserve and playground Year built: 2009 Block size: 187m<sup>2</sup> Living size: 86m<sup>2</sup> Garage: 19m<sup>2</sup> EER: 6.0 B/C: \$1,498p.a Rates: \$1,509.56 p.a Land Tax (investor): \$1,784.19 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.