

19 MacKay Crescent, Kambah, ACT 2902

House For Sale

Friday, 1 March 2024

19 MacKay Crescent, Kambah, ACT 2902

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1096 m2

Type: House



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Auction

Welcome to 19 MacKay Crescent, Kambah - a surprisingly substantial home with a floorplan that's conducive to easy family living. On a sizeable 1,096sqm (approx.) block, the home offers four generous bedrooms, a choice of casual and more formal living areas, and a large entertaining terrace which links seamlessly to the established garden and pool area. With its spacious, well-configured floorplan, the home is delightful to enjoy as is whilst holding future scope to update and enhance, capitalising in an up-and-coming area. Located within walking distance to Mt Taylor and the Mannheim Café, and only a short drive to Kambah Village, and Tuggeranong and Woden town centres.

FEATURES

- Large family home in a great street
- Wide front entrance with storage cupboards
- Generous formal living and dining area with gas fireplace and feature raked ceilings
- Centrally located kitchen with walk-in pantry, ample cupboard, and bench space
- Family room and meals area adjacent to kitchen with access to deck
- Huge master bedroom with built-in wardrobes, large renovated ensuite and access to backyard
- Three additional bedrooms, all with built-in wardrobes
- Main bathroom with separate toilet
- Separate laundry
- 6kW solar system
- Reverse cycle air conditioning units in bedrooms 1, 2 and 3
- Large paved entertaining terrace
- In-ground swimming pool
- Great backyard with established gardens with grassed area for children and pets to play
- Garden shed and water tank
- Double carport with automatic door
- Additional off-street car-parking, great for caravan, boat or trailer
- Walking distance to Mt Taylor nature trails, Mannheim Café and local playground
- Short drive to Kambah Village, Southlands shopping centre, Woden & Tuggeranong town centres, and major arterial roads to the city
- Within catchment area for Taylor Primary School and Namadgi School
- Close to St. Anthony's Primary School and St. Thomas the Apostle Primary School

WHAT THE SELLERS LOVE ABOUT THE HOME

1. The kids love the pool and yard, we love quiet summer evening swims.
2. Sunny master bedroom sleep-ins on Sundays.
3. The discreet street profile.
4. Solar panels = low power bills!

STATISTICS (all figures are approximate)

EER: 1.0 Home Size: 194m² Carport: 30m² Land Size: 1,096m² Construction: 1976 Land Value: \$584,000 (2023) Rates: \$580 per quarter Land Tax: \$1,225 per quarter (only applicable if not primary residence) Rental Range: \$850 - \$900 per week