

21 Victor Chang Street, MacGregor, ACT 2615



House For Sale

Friday, 19 April 2024

21 Victor Chang Street, MacGregor, ACT 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Mark Larmer And Aaron Lewis
0262091723



Jason El-Khoury
0262091723

Auction 21/05/24

Surrounded by parks, a golf course, and bike and walking trails with mountain and field views, this home is perfect for those who enjoy a quiet lifestyle and exploring the outdoors. As you enter, you'll find a light & bright open living area which flows effortlessly to a well-designed kitchen with all your modern inclusions & plenty of storage. Down the hallway, separated from the living area, you'll find all three spacious bedrooms with built in robes. Your two way bathroom embodies both practically & style, opening & closing to act as an ensuite & easily accessible for bedrooms 2 & 3. Outside, there's a covered entertaining area, veggie patches, a water tank and a garden shed. Rare to find amongst other homes in the area, this grassy area is huge & completely flat – perfect for the kids, pets & even yourself to run around when hosting your next family BBQ. Positioned close to MacGregor Primary School and just a short drive from Kippax Fair for groceries, dining, and gym options. The Belconnen Town Centre and City Centre are also nearby. Attention live in owners – want early access prior to settlement and a guaranteed move in date? Well good news, we can make that happen. Your next chapter is calling your name & having a home sweet home to call your own is ready for you now. This house makes living cool, calm & care-free and with vacant possession and early access on offer you could be unlocking your new front door sooner than you think. Make sure to watch our detailed walk through video. It's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this property, inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it. To get a copy of the digital brochure containing an explanation of our friendly auction campaign and the full contract, please send us an email from any of the portals and note your full name and mobile number and it will be automatically sent to you.

Features:

- Single level, separate title house
- Kitchen with 4 burner electric cooktop, ducted range hood, electric oven, dishwasher & corner pantry
- North facing open plan living & dining space with sliding door access to the rear & front yard
- Living area with electric reverse cycle heating & cooling unit plus wall mounted gas heater
- Carpets throughout living & bedrooms – done in 2022
- Bedroom wing separated from living space
- All bedrooms with blinds & sliding door robes with ample space
- Two-way bathroom with vanity, large bath, shower, tasteful lighting & window for ventilation
- Laundry with tub & access to the garage
- Linen closet
- Covered pergola entertaining area, an extension off the living area
- Large flat grassy space
- 4x veggie garden beds
- 2 door, outdoor shed
- Side gate access
- Water tank – 4,500L
- Single garage with power, lighting & internal access
- NBN connected - FTTN
- Electric hot water system

Construction info:

- Concrete slab on ground
- Brick veneer
- Timber roof framing
- Concrete roof tiles

The Numbers (approx.):

- Internal living area: 100m²
- Garage: 21m²
- Block size 464 m²
- Age: 15 years (Built 2009)
- Land value: \$416,000 (2023)
- EER: 5.5 stars (with a potential of 6)
- Conservative rental potential: \$650/week
- General rates: \$2,473 p.a.
- Land tax (investors only): \$3,803 p.a.

To help buyers, we offer the following as part of our Friendly Auction System:

- Written buyer price guide updated as the campaign progresses
- A digital brochure with everything you need to consider a purchase (request via email)
- We refer a solicitor who can review the contract for FREE and provide a FREE Section 17 certificate to waive your cooling off if you want to submit a pre-auction offer
- Free valuations on any properties you own to help establish your correct equity base or assist with finance approval
- Meeting with the auctioneer to discuss the process and establish your bidding tactics
- Help amending any conditions in the contract such as organising an occupation agreement or variation of settlement dates