

22 Adair Street, Scullin, ACT 2614



Sold House

Thursday, 11 January 2024

22 Adair Street, Scullin, ACT 2614

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Phyllis Tidmarsh
0439795369



Eva Bustamante Gonzalez
0403699613

\$720,000

****Please note this property will go to auction on Saturday, 3rd February 2024 as part of our Summer Showcase Event held at the Hyatt Hotel Canberra. The doors will open at 9am and this property is scheduled to go to auction from 11:00am.** Privately and peacefully nestled backing lush green space and situated in the heart of Scullin is the lovely 22 Adair Street. The home boasts three bedrooms and has been freshly painted throughout, while still offering unlimited opportunities for creative buyers, investors, or young families who can appreciate a home that is offering "good bones" and a superb "blank canvas". The interiors exude a bright and easy atmosphere while embracing comfort year-round with the convenience of evaporative cooling and ducted gas heating, ensuring a pleasant living environment in any season. The functional kitchen is light filled and offers generous storage and bench space and comes complete with a dual sink. The spacious living room opens up to a covered timber deck, seamlessly connecting indoor and outdoor living spaces. This lovely extension provides a perfect setting for relaxation or entertaining guests, surrounded by the newly installed Colorbond fencing for added privacy. Completing the package, new guttering and downpipes in place, Solar hot water and tandem metal garage, enhancing the functionality of the home. Scullin showcases an array of local amenities within a short walk. The popular Scullin Shops, local parks, and easily accessible public transport options make daily life a pleasure. Enjoy the ease of running errands, exploring green spaces, or commuting to Belconnen Town Centre or Canberra City - all within close proximity. At a glance:- Located in a peaceful neighbourhood- Battleaxe block privately positioned backing green space- Three spacious bedrooms- Living room with access to deck- Functional kitchen with generous storage and bench space- Freshly painted throughout- Ducted gas heating- Evaporative cooling- Separate laundry- New Colorbond fencing- Covered timber deck- Solar hot water- New guttering and downpipes- Low maintenance grounds with raspberry shrubs & a lemon tree- Outdoor rock climbing wall- Tandem metal garage- Friendly neighbourhood

Stats: Home size: 104 sqm
approx Block size: 883 sqm
UV: \$427,000 (2023)
EER: 1.0
Year built: 1968
Rates: \$2,574 pa
Land Tax if rented: \$4,032 pa
Zoning: RZ2