

25 Max Henry Crescent, Macarthur, ACT 2904



Sold House

Monday, 14 August 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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\$985,000

Perfectly positioned on the high side of this quiet crescent, across the road from the Wanniasa Hills Nature Reserve and just up the road from the Fadden Pines Park, this modernised family above has an excellent floorplan with separate formal and informal living areas. There are also multiple external spaces to enjoy and the yard can be divided into 2 distinct sections, the pergola covered entertaining area is a quiet and tranquil place to relax and affords an elevated outlook to the hills. The separate formal living and dining areas at the front of the home greet guests and are bathed in light by the full-length windows and this can be shut off from the kitchen and family room at the rear of the home via a swinging door. If you love cooking the size of this kitchen is certainly going to appeal and it's all been modernised so you can prepare the family meals with ease. The bedrooms have 2 at one end of the house sharing the updated ensuite and 2 at the other end of the house sharing the updated main bathroom. In a 1 km radius you will have access to Fadden Primary School, Holy Family Catholic Primary School, Gowrie Primary School and district playing fields as well as Chisholm shopping precinct, public transport, and major arterial roads to access the City, so much is on your door step. To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full marketing contract, please send us an email from any of the web portals and note your full name and mobile number and it will be automatically sent to you.

Features Overview: Mostly single level floorplan with just 2 step split internally, freestanding, separate title house North to front of home Modernised throughout with updated kitchen and bathrooms Separate formal living and formal dining and informal family room areas Ultra-fast internet - NBN Connected (FTTN) Vacant possession on offer Flexible settlement options available if you have another property you want, or need, to sell or just need more time to finalise finances The numbers (approx): Living area: 162m² Front veranda: 12m² Pergola covered entertaining area: 21m² Double garage: 39m² Block size: 735m² UCV: \$571,000 Energy rating of 2.5 stars (with potential for 6 stars) Age of home: 39 years (built 1983)

General Rates: \$2,940 p.a. **Water & sewerage rates:** \$704 p.a. **Land tax (investors only):** \$4,578 p.a. **Conservative rental estimate (unfurnished):** \$870/wk

Inside: Slate flooring throughout entry, hall, kitchen and family room, carpets in formal lounge and dining and all bedrooms, tiles in bathrooms and laundry 12m old ducted reverse cycle air condition throughout (4 yrs warranty left) Formal living at front of home with full length windows and dual roller blinds Formal dining room looks into side yard through a full length window which also has dual roller blinds Huge kitchen has heaps of bench space and storage options, 1.5 bowl stainless steel sink, 4 burner electric cooktop with stainless steel externally ducted rangehood, extra-large fridge space, electric under bench oven, space for a built in microwave, directional lighting Bedroom 1 has 2 full length windows, ceiling fan, mounted TV (to stay) and you walk through to sliding door robes (one with a mirror) and also access to bedroom 4 Bedroom 4 has a full length window and 2 entry doors and would work very well for those with very small kids so they are close while also being a great work from home space as its separated from the living areas and other 2 bedrooms Ensuite has been updated and has a toilet, vanity with mirror over, shower, full height tiling, 2 heat lamps, external ventilation window Bedrooms 2 and 3 have ceiling fans with built in lights, 2-door built in robes, full height windows Main bathroom to service bedrooms 2 and 3 has separate toilet room, with honey-comb blinds Renovated bathroom has bathtub, large vanity with storage draws and cupboards, corner shower, honey-comb blinds, external ventilation window, full height tiling, 4 heat lamps 2 door linen closet beside bathroom Laundry has tub, lots of space for washing machine and dryer, even a spare fridge and external access door to clothesline in rear yard

Outside: Double garage has 2 remote controlled roller doors Room in driveway for another 4-5 vehicles 2 separate locations on gravel off the road for boat, caravan, trailer or work vehicles Covered front porch with gate to separate the space from the front yard Paved entertaining area with pitched roof pergola in rear yard opening off the family room with elevated outlook and built in TV on wall to stay with sale Concrete area with clothesline Side yard with grassed lawn and pittosporum hedging, double gate access to this space from driveway Gas, instantaneous and continuous hot water system Foxtel dish Crim-safe steel security sliding door from family room to rear yard, security screen on front door also

Construction info: Concrete slab Brick veneer external walls Timber truss roof framing with R3.0 ceiling insulation Concrete roof tiles Colorbond fascia and gutters Timber window frames with single glazed windows Timber fencing on 1 side and Colorbond fencing on 2 sides

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