

27 Boulton Close, Scullin, ACT 2614

independent
PROPERTY GROUP

House For Sale

Thursday, 16 May 2024

27 Boulton Close, Scullin, ACT 2614

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 355 m2

Type: House



Andrew Nelson
0262095008

Auction 12.30pm, Thursday 6th June

This property is a must to inspect and would suit astute investors, downsizers or first home buyers looking to get into the market with the opportunity to update and add value. Situated in a quiet cul-de-sac location with easy access to public transport, local parks and schools, and only a short commute to the bustling Belconnen Town Centre and Canberra CBD. Offering two living spaces with lounge room at the front, with the kitchen and family room facing north at the rear of this home, there is the added value of easy access to the back yard which could be ideal for the kids or family pets to play. Upstairs are three well-proportioned bedrooms and bathroom all with nice leafy outlook. There is also a carport with access to the back yard and plenty of off-street parking on the drive. This home is ready to occupy now and it's the ideal time to renovate and add your own style and modern conveniences to suit your needs for purpose whatever that may be. Features include: • Separate title townhouse • Wall mounted electric heaters • Two living spaces • Spacious bathroom with shower and bath • North facing kitchen • Well-proportioned back yard • Single carport with off street parking • Quiet end of cul-de-sac Figures: • Living area: 109m² • Block: 355m² • Carport: 24m² • Built: 1984 • Rates: \$2,500 p.a approx. • Land Tax (Investor only): \$3,800 p.a approx.