

28 Audrey Cahn Street, MacGregor, ACT 2615



House For Sale

Friday, 24 May 2024

28 Audrey Cahn Street, MacGregor, ACT 2615

Bedrooms: 3

Bathrooms: 1

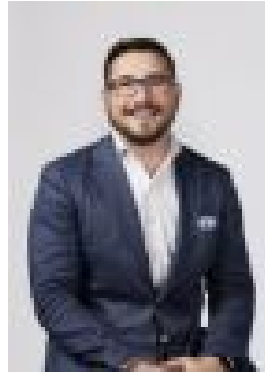
Parkings: 1

Area: 250 m2

Type: House



Hannah Green
0422381055



Eoin Ryan-Hicks
0424042419

Auction

Auction Location: In Room | LJ Hooker Canberra City Auction HQ This charming 3 bedroom home in Macgregor is the ideal entry-level property for first-time buyers, young families or investors alike. The owners have done the hard work for you – with fresh paint and new carpet throughout, plus a recently landscaped front yard to add to the street appeal. The master bedroom is located at the front of the home and features built-in wardrobes. The two additional bedrooms are sizeable and situated at the back of the house. The central bathroom is equipped with a bath and a separate toilet, offering convenience and a clever layout. The heart of the home is the modern kitchen, fitted with gas cooking, oven, and a dishwasher. The kitchen flows seamlessly into the open-plan living area, creating a great space for entertaining. From here, step straight out onto the gorgeous back deck to soak up the delicious sunlight, a favourite feature of the current owners. The property also includes side access from the front, a single car garage, and additional parking in front and on the street. Enjoy reverse cycle heating and cooling for year-round comfort. This home is perfectly located just 50 meters from a serene reserve, making it easy to enjoy nature. It's also family-friendly, with four playgrounds just a 5-minute walk away, emphasising family fun. For your shopping needs, Kippax Fair is nearby, and Belconnen Town Centre is only a 10-minute drive away.

Features:- Built in 2011- 92sqm living- Fresh paint and new carpet throughout- Recently landscaped front yard- Master bedroom at the front with built-in wardrobes- Central bathroom with bath and separate toilet - Modern kitchen with gas cooking, oven, and dishwasher- Gorgeous back deck- Side access from the front- Single car garage, and additional parking- Reverse cycle heating and cooling

Rates: \$2,180 p.a. approx. Land Tax: \$3,084 p.a. approx. EER: 5.5

Be quick to secure this opportunity to own a slice of Macgregor's charm. Contact us today to schedule a viewing and make this beautiful house your new home! All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.