

# 3/11 Prevost Place, MacGregor, ACT 2615



## House For Sale

Friday, 22 December 2023

3/11 Prevost Place, MacGregor, ACT 2615

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 650 m2

Type: House



Eoin Ryan-Hicks



Olivia Schultz  
0415366287

## Auction

Discover your perfect first home at 3/11 Prevost Place, Macgregor, a charming residence nestled alongside a scenic reserve. Boasting four bedrooms, each equipped with built-in robes, this home provides ample space for a growing family. The updated kitchen and bathroom add a touch of modern elegance, creating a welcoming atmosphere for you to call your own. Situated on a large block of land, the property offers a generous outdoor space for relaxation and entertainment. This residence not only offers a comfortable haven but also serves as a strategic investment in your future. With four bedrooms featuring built-in robes, an updated kitchen, and bathroom, this home provides both practicality and modern charm. The generous 700m<sup>2</sup> of land extends the possibilities for personalization, whether it be creating a lush garden oasis or setting up outdoor entertaining spaces. Location is key, and this home is strategically positioned close to schools, ensuring convenience for families with young learners. Additionally, the proximity to Kippax Shopping Centre adds another layer of convenience, with an array of shopping and dining options just moments away. The sellers are highly motivated, making this an excellent opportunity for first-time homebuyers. Committed to a sale on or before auction, these sellers are eager to see a new owner embrace the warmth and comfort of this Macgregor gem. Secure your ideal start in the property market and make 3/11 Prevost Place your first home sweet home. Features- Block size: 650m<sup>2</sup>- House size: 120m<sup>2</sup>- Strata fees \$984 per year approx- 4 bedrooms; 3 with built ins- New flooring new paint - New ducted reverse cycle heating & Cooling- Updated kitchen - Updated bathroom- Two living area- Sides reserve - End of a quite cul-de-sac- Double carport - Deck - Secure back yard for the kidsRates: \$2,372 p.a. approx.Land Tax: \$3,129 p.a. approx.Body Corp: \$984 p.a. approxEER: 0.5All 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.