

3 MacAlister Crescent, Curtin, ACT 2605



Sold House

Friday, 20 October 2023

3 MacAlister Crescent, Curtin, ACT 2605

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Mark Larmer And Aaron Lewis
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\$1,312,000

This beautiful home has been lovingly updated both inside and out and offers the new lucky owner a wonderful place to call their own. And for those that need something larger, the separate, free standing studio is a fantastic area to use as your life, family and work needs change. Use it as granny flat, teenagers retreat, a home office and so much more. This quality space is both versatile and rare, as soon as you have space, you have options, and we think this a great addition to the home that you can use in so many ways. Live in a beautiful tree lined street, this is in a thriving, family friendly area, surrounded by all of life's conveniences. Want early access prior to settlement and a guaranteed move in date so you can host your Christmas Party here? Well good news, we can make that happen. Your next chapter is calling your name and having a home sweet home to call your own is ready for you now. This home makes living cool, calm & care-free and with vacant possession and early access on offer you could be unlocking your new front door sooner than you think. Make sure to watch our detailed, walk through video it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this home inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it. To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, just send us an email and it will be automatically sent to you.

Features Overview:

- Free standing house on a spacious block
- Beautifully updated inside and out
- Excellent entertaining areas for those that like to get outdoors
- Available with vacant possession & flexible settlement options
- Early access prior to settlement available
- Pre auction offers will be considered

Studio:

- Large, free standing studio on a concrete slab
- Features a glass door, timber look flooring, cedar windows
- Fully insulated, 2.7m high ceilings, LED downlights
- Light, bright, and airy

Think granny flat, teenagers retreat, home office, gym, games room and more, you could even use it as a 4th bedroom for guests

Inside:

- North/east outlook from the front of the home and the living areas, say hello sunshine
- Open plan design with large windows in the living area overlooking the front yard and gardens
- Kitchen features lots of cupboards, dishwasher, gas cooktop, externally ducted rangehood
- Renovated laundry, with timber bench top and lots of cupboards
- Updated bathroom with shower, bath, full height tiling and tastic
- Timber look vinyl flooring
- Double linen cupboard

Outside:

- New driveway with room to park multiple cars
- Double carport with gates to enclose the yard
- Separate fence and gate to segregate the yard from carport and driveway
- Brand new merbau deck
- Brand new pergola, fully insulated with downlights
- Clothesline and garden shed to the rear
- Large yard with established trees, grassed area, and garden beds
- Freshly painted roof
- Security screens to front and rear doors

To keep you comfortable and connected:

- Ducted reverse cycle heating and cooling
- Updated dropdown, honeycomb blinds to beds 1 and 2
- NBN - FTTN
- Electric hot water system

The numbers (approx):

- Living area: 133m²
- Studio: 24m²
- Double carport: 40m²
- Pergola covered entertaining area: 50m²
- Total property size: 247m²
- Block size: 738m²
- UCV: \$880,000 (2023)
- Energy rating: 3 stars with a potential of 6 stars
- Age of home: 58 years (built 1965)
- General Rates: \$4,554 p.a.
- Water & sewerage rates: \$704 p.a.
- Land tax (investors only): \$8,339 p.a.
- Rental estimate (conservative): \$700/wk

To help buyers, we offer the following as part of our Friendly Auction System:

- Written buyer price guide
- A digital brochure with everything you need to consider a purchase
- We refer a solicitor who can review the contract for FREE and provide a FREE Section 17
- Certificate to waiver your cooling off if you want to submit a pre-auction offer
- Free valuations on any properties you own to help establish your correct equity base or assist with finance approval