

# 3 McCann Street, Torrens, ACT 2607

## Sold House

Sunday, 20 August 2023

3 McCann Street, Torrens, ACT 2607

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 886 m<sup>2</sup>

Type: House



Brett Hayman  
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Martin Faux  
0421593602

## Contact agent

An outstanding opportunity is now available for an astute buyer to secure a North facing privately built home, superbly located within one of Torrens tightly held loop streets. The functional floor plan includes an updated kitchen which overlooks the enclosed verandah and the adjacent dining room which seamlessly connects through to the immense north-facing living room. The accommodation is provided by three bedrooms, all include built-in robes and are serviced by the updated main bathroom. The home offers an array of additional features including a separate laundry, ducted gas heating, evaporative cooling throughout, established gardens designed for low maintenance and a single-car garage. Its desirable location offers close proximity to Torrens Primary, Torrens Shops, Southlands Shopping Centre, Woden Westfield and many other local schools and amenities. With its future potential for both investment and renovation, 3 McCann Street offers a great opportunity to any growing families potential aplenty .Features:- Tightly held Street -North facing three bedroom home -Built-in robes in all the bedrooms -Updated Kitchen and bathroom -Additional enclosed verandah -Segregated Laundry-Ducted gas heating throughout -Evaporative cooling throughout -Established low-maintenance gardens -Detached single-car garage-Close proximity to Torrens Primary, Torrens Shops, Southlands Shopping Centre, Woden Westfield and many other local schools and amenities. Rates: \$3,795 pa (approx.)Land tax: \$6,733 pa (approx.)UV: \$812,000EER: 1.5Living area: 118sqmLand size: 887 sqm