

# 3 Wunderly Circuit, MacGregor, ACT 2615



## Sold House

Wednesday, 13 September 2023

3 Wunderly Circuit, MacGregor, ACT 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 326 m<sup>2</sup>

Type: House

**\$752,500**

Sold via Online Auction - \$752,500 This property is being sold via a timed Online Auction which will conclude at 6pm on Thursday 28th September. To register to bid, or follow the auction progress, go to <https://buy.realtair.com/properties/111376>. Introducing a stunning single-level home that exudes class and style. This immaculate property has been beautifully presented and boasts a range of impressive features that are sure to captivate you. Nestled in a desirable location, this three-bedroom home offers a comfortable and convenient lifestyle. Unwind and entertain in your own private oasis – a nicely sized and covered and northerly entertaining area that offers a tranquil setting for relaxation, gardening, or social gatherings. Features:- Separate title, free-standing family home with no body corporate fees- Tastefully updated, recently re-painted, beautifully presented throughout- New carpets installed in all bedrooms, all with built-in robes- Freshly renewed landscaping, all low maintenance and established gardens - Large kitchen with electric cooktop, pantry and ample bench space- Plentiful storage options, convenient design and functional floor plan- Spacious master bedroom with a large built-in wardrobe- Beautiful easy-to-maintain courtyard with sunny and private northerly aspect- Reverse cycle heating and cooling airconditioning throughout - Less than a one-minute walk to Macgregor Wonderschool- Three minutes drive to Macgregor Primary School and playing fields- Superb location with a host of amenities, local shops and transport options Features- Residence: 107.7m<sup>2</sup>- Garage: 19.5m<sup>2</sup>- Porch: 3.6m<sup>2</sup>- Total: 130.8m<sup>2</sup> Cost breakdown Rates: \$562.99 p.q Land Tax (only if rented): \$813.13 p.q Potential rental return: \$550 - \$600 p.w This information has been obtained from reliable sources however, we cannot guarantee its complete accuracy so we recommend that you also conduct your own enquiries to verify the details contained herein.