

30 Mileham Street, MacGregor, ACT 2615



Sold House

Monday, 14 August 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



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\$800,000

Imagine a place that's perfect for a laid-back and comfortable lifestyle, in a quiet location with an elevated outlook to the rear, well look no further than 30 Mileham Street. This free-standing, separate title home gives you complete ownership and independence, with no shared walls or common areas, it's your own little kingdom, and you can truly make it your own. Offering a single-level floorplan, which means no more climbing up and down stairs, it's a breeze to navigate, especially if you have little ones or pets running around. And speaking of pets and kids, the hard-wearing bamboo flooring throughout the living areas and bedrooms makes cleaning up a cinch! Plus, the upgraded LED downlighting and plantation shutters throughout add a touch of modern elegance and style. The kitchen has also been upgraded with stainless steel appliances while affording ample bench space, and storage options galore, it's a place where culinary magic can happen and even has a pantry and built in wine rack. Plus, guess what? The kitchen overlooks the rear yard and elevated entertaining area, so you can keep an eye on the whole family while you cook up a storm. The living areas in this home are separated into formal and informal spaces, giving you the flexibility to accommodate guests and family simultaneously. And while on the topic of entertaining, the pergola-covered terrace with its elevated outlook is perfect spot for a barbecue or simply enjoying a lazy afternoon. The private fully enclosed rear yard is a haven for kids and pets, with a patch of grass, a paved entertaining space, a chicken coup, aviary, a veggie patch, and even a firepit area. It's a true paradise for outdoor enthusiasts. Parking is a breeze with a single lock-up garage, a carport, and space for multiple vehicles in the driveway. You can accommodate all your cars, trailers, boats, and still have space for the friends who are surely going to want to pop over. Additional storage is found under the garage and under the house for all those miscellaneous items. To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, please send us an email from any of the web portals and note your full name and mobile number and it will be sent to you automatically.

Features overview: Single level floorplan Free-standing, separate title house Updated kitchen Separate formal and informal living areas Bedrooms separated from living areas all with built in robes Single lock up garage plus carport plus space for 4 extra vehicles in the drive and multiple other vehicles off the road Vacant & available immediately (no waiting for owners or tenants to relocate) Option for early access prior to settlement (using an occupation agreement) if you need to move in quickly Flexible settlement dates if you have another home you want, or need, to sell or to help secure financing

The numbers (approx): Living area: 118m² Pergola covered rear terrace: 8m² Front terrace: 9m² Garage size: 26m² Carport size: 30m² Block size: 811m² Energy rating of 4 stars with a potential of 6 stars Age of home: 49 years (built 1974) General rates: \$2,727 p.a. Water & sewerage rates: \$704 p.a. Land tax (investors only): \$4,117 p.a. Rental estimate (unfurnished): \$580-\$610/wk

Internal: Hard wearing bamboo flooring throughout all living areas and bedrooms (very kid and pet friendly) Upgraded LED downlighting throughout Plantation shutters throughout on windows Ducted gas heating (under floor) Ducted refrigerated air conditioning (under floor through same vents and uses same control unit) L-shaped formal living and dining room with feature wall Kitchen overlooks rear yard and has been updated with stainless steel appliances including Bosch electric oven with microwave spot over the top, Westinghouse electric cooktop with externally ducted rangehood over and Bosch dishwasher, 1.5 bowl sink, lots of bench space and storage options Family area located off the kitchen with access to pergola covered entertaining area Laundry is located off the family room and has tub, overhead cupboards, additional storage space Main bedroom has 4 door sliding robes (2 are mirrored) and 2 full length windows with plantation shutters and TV bracket in corner Bedrooms 2 and 3 both have 2-door sliding, mirrored robes and full length windows Main bathroom has bath, separate shower, vanity with mirror over, 4 heat lamps, external window for ventilation Separate toilet room 2 linen cupboards in the hall Rinnai infinity gas hot water system (programmable)

External: Front porch over-looking grassed front yard with a stone retaining wall, garden bed with mature vegetation for privacy and steps leading up to the front verge Pergola-covered entertaining terrace with elevated outlook Private fully enclosed rear yard with patch of grass, paved (open) entertaining space, chicken enclosure, vege patch, firepit area, clothesline Oversized single garage has been upgraded with Colorbond exterior, side sliding access to a timber deck off the side and would work very well as a multipurpose space (rumpus, studio, work from home space, workshop etc). Extra-long single carport in front of garage Space for multiple vehicles, trailer, boat etc off the road

To help buyers, we offer the following as part of our Friendly Auction System: Written buyer price guides, which are updated throughout the campaign A digital brochure with everything to consider a purchase, including the full contract (request this via email from any of the web portals) We refer a solicitor who can review the contract prior to auction for FREE Same solicitor can provide a FREE Section 17 Certificate to waiver your cooling off if you want to submit a pre-auction offer Personalised bidding strategy meeting with the auctioneer prior to auction to discuss the auction

processFree valuations on any properties you own to help establish your correct equity base or assist with finance approval