31 Lawrence Close, MacGregor, ACT 2615
House For Sale

Friday, 1 March 2024

BLACKSHAW

31 Lawrence Close, MacGregor, ACT 2615

Bedrooms: 3　　**Bathrooms: 1**　　**Parkings: 2**　　**Area: 892 m2**　　**Type: House**

Adam Jones
0407777601

$775,000+

This thoughtfully updated split-level home, complete with detached studio, boasts a peaceful, quiet setting and a range of features that are sure to impress. Nestled in a desirable location, it offers a comfortable and convenient lifestyle. Unwind and entertain on your own private 892m2 block where there is endless room for kids to play and roam. A nicely sized and covered outdoor entertaining area offers a tranquil spot for relaxation, gardening, or social gatherings. Walking distance to Macgregor Primary School, playing fields and local shops.Features:- Detached studio or rumpus room, perfect for a home business or retreat- Tastefully updated, recently re-painted and beautifully presented throughout- Renovated kitchen with electric cooktop, pantry and ample bench space- New carpets installed in all bedrooms and hallways, all with built-in robes- Tastefully updated bathroom with floor-to-ceiling tiles and wall-hung vanity- Freshly renewed landscaping, all low maintenance and established gardens - Spacious master bedroom with a large built-in wardrobes- Beautiful easy-to-maintain rear yard with sunny and private aspect- Plentiful storage options, open plan living area, plentiful natural light- Reverse cycle heating and cooling airconditioning - Four minutes drive to Macgregor Primary School and playing fields- Superb location with a host of amenities, local shops and transport optionsFeatures- Residence: 112m2- Garage: 31.8m2- Studio: 19m2- Storeroom: 19m2- Porch: 3.6m2- Total: 185.4m2Cost breakdownRates: $643 p.q Land Tax (only if rented): $1,008 p.qUV: $415,000Potential rental return: $610 - $640 p.wThis 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.