

# 33 Batchelor Street, Torrens, ACT 2607



## Sold House

Saturday, 4 November 2023

33 Batchelor Street, Torrens, ACT 2607

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 892 m2**

**Type: House**



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**\$990,000**

Sold prior to auction. If you are after a home that offers your family a location that is close to local schools, High schools, shops and access roads that lead to Woden & Tuggeranong town centres then put this on your list to inspect immediately. Featuring four bedrooms, the main with an ensuite bathroom, walk in robe and good separation from bedrooms 2, 3 & 4. A separate formal lounge, family meals area that provides access onto the large rear deck where you'll be able to entertain friends and family during the upcoming warmer summer months. The deck overlooks the secure backyard where there is more than enough room for your kids and pets to be able to play to their hearts content. The location of this home is second to none. You are adjacent to the Torrens playing fields and your children can walk to Torrens Primary School. If there's teenagers in the house, then Melrose High school and Marist College are only around the corner. The Mawson shopping centre is very close by as well. There is a double garage with an automatic roller door to protect your car from the elements as well as a lengthy driveway that will let you park several cars off the street. This home would suit the young family looking for a home that will let them break into the Woden market. It has also been freshly painted both inside and out. (NB - The render has not been painted). Be sure to put this on your list of homes to inspect this week! UCV: \$704,000 Block Size: 892m<sup>2</sup> House Size: 126m<sup>2</sup> (approx.) Year of Construction: 1968 EER: 0.5 Outgoings: General Rates: \$917 p/qtr (approx.) Land Tax (Investors): \$1,615 p/qtr (approx.) Disclaimer: The material and information contained within this marketing is for general information purposes only. Cream Residential Pty Ltd does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. We recommend all interested parties to make further enquiries and seek further advice. You should not rely upon this material as a basis for making any formal decisions.