

4 McCrae Street, Garran, ACT 2605

Sold House

Friday, 15 September 2023



4 McCrae Street, Garran, ACT 2605

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1000 m2

Type: House

\$1,150,000

This property offers 3 bedrooms, 2 bathrooms and a large separate double garage, a convenient and comfortable open plan living experience, 1000m² Block that is deceptive to the eye and modern renovations. Located in Central Canberra with a short walk to the Canberra Hospital, easy access to healthcare facilities, schools, shopping centers, and local shops makes it a desirable location for potential buyers and investors. The large double garage is a valuable feature for those who require parking or additional storage space. Bamboo flooring, updated kitchen, white paint throughout, three generous bedrooms, renovated bathroom & ensuite on a large corner block. Electric appliances, dishwasher, split systems, 3.6m x 3.6m deck of the lounge area with large retractable doors for entertaining, small studio out back for a study, games room or kids area. Westfield Woden within a short walk, Garran shops provides, health care, IGA supermarket, pharmacy, post office / news agency, cafe's, butchers, hairdressers & bakery - all that you could possibly require. FEATURES: * Three bedrooms * 2 bathrooms * Large double garage * Split Systems * Renovated kitchen & bathrooms * Bamboo flooring in living spaces * Entertaining * Modern appliances * Large corner block * Location STATISTICS: EER: 0 Block: 7 Section: 3 Land Size: 1000m² approx. UV: \$782,000 (2023) Rates: \$3,480 p/a approx. Land Tax: \$6,059 p/a approx. (If rented) Living: 100m² Garage: 37m² Construction: 1968 * All specifications are approximate Rental Appraisal \$680 - \$750 Per week