4 McDougall Street, Charnwood, ACT 2615
Sold House

Monday, 14 August 2023

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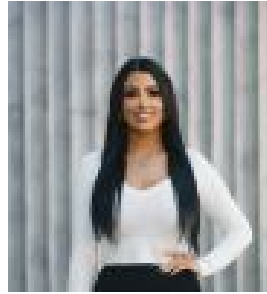
Bedrooms: 3　　　**Bathrooms: 1**　　　**Parkings: 3**　　　**Area: 613 m2**　　　**Type: House**

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Welcome to 4 McDougall Street, Charnwood, Canberra, a truly enchanting property that epitomizes comfort, elegance, and a warm sense of home. Nestled within a highly sought-after location, this charming residence offers a wealth of features designed to meet the needs of a growing family or astute investor.Upon entering, you'll be greeted by a spacious and inviting interior that exudes a sense of warmth and tranquillity. With three generously sized bedrooms, including two boasting built-in robes, there is ample space for everyone to retreat and unwind. The tastefully designed bathroom, complemented by a separate toilet, ensures convenience and privacy for all occupants.One of the highlights of this exceptional property is the expansive, well-maintained gardens adorned with mature fruit trees. Imagine spending leisurely afternoons in the lush surroundings, enjoying the natural beauty and relishing the peaceful ambiance. The gardens provide an ideal backdrop for entertaining guests, hosting family gatherings, or simply creating cherished memories with loved ones. In addition to the enchanting gardens, the property boasts a three-car garage with automatic openers for two cars, ensuring convenience and security for your vehicles. Furthermore, there is ample undercover storage space available, specifically designed to accommodate a boat or trailer, catering to your adventurous spirit.Situated within proximity to esteemed schools, parks, and a range of essential amenities, this location truly offers the best of both worlds. Families will appreciate the ease of access to several large parks and nearby schools, creating a haven for children to thrive and grow. With convenience at your doorstep, you'll enjoy a lifestyle filled with endless possibilities and cherished moments. Currently, the property is tenanted on a fixed lease until 19/9/23, with the tenants expressing their willingness to vacate if required. The attractive rental return of $570 per week makes this an enticing investment opportunity that promises both immediate returns and long-term growth potential.Don't let this exceptional offering slip through your fingers. Take the opportunity to secure this exquisite family home and embark on a journey filled with happiness, comfort, and cherished memories. Features Include:- Spacious and inviting interior with a warm and tranquil ambiance.- Three generously sized bedrooms, including two with built-in robes.- Tastefully designed bathroom with a separate toilet for convenience and privacy.- Expansive, well-maintained gardens adorned with mature fruit trees.- Ideal for outdoor leisure and entertaining guests.- Three-car garage with automatic openers for two cars, ensuring convenience and security.- Ample undercover storage space designed for a boat or trailer.- Proximity to esteemed schools, parks, and essential amenities.- Access to several large parks, creating a haven for children to thrive.- Convenient location offering a lifestyle filled with endless possibilities.- Attractive rental return of $570 per week.- Tenanted on a fixed lease until 19/9/23, with the option for tenants to vacate if required.- Enticing investment opportunity with immediate returns and long-term growth potential.- Comfort, elegance, and a warm sense of home.- A property that caters to the needs of a growing family or astute investor.- Captivating gardens that provide a peaceful ambiance.- Perfect for hosting family gatherings and creating cherished memories.- Convenient and secure parking for multiple vehicles.- Well-maintained and mature fruit trees in the gardens.- Proximity to schools, parks, and essential amenities for a convenient lifestyle.EER: 1 starsBlock: 613m2 approx.Living: 134m2 approx.Land Value: $469,000 approx.Rates: $3,224.48 approx. Land Tax: $5,227.13 (only for investors)