

41 MacPherson Street, O'Connor, ACT 2602



House For Sale

Friday, 24 May 2024

41 MacPherson Street, O'Connor, ACT 2602

Bedrooms: 2

Bathrooms: 1

Area: 793 m2

Type: House



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Well positioned in this sought after leafy location, 41 MacPherson Street invites the potential to create your dream family home. Sitting on this large parcel of prime Inner North land of 793m² there is no scarcity of space when it comes to this home, with an abundance of space in every direction. Visualise & imagine the number of countless features & upgrades that could be added to this home, subject to heritage approval, creating value in every direction. Internally the home offers a large living area with gas heating, ideal for day-to-day living and offers added space for a dining area for meals. The kitchen is segregated away from the living areas and offers an efficient layout with privacy and plenty of space to cook meals. The bedrooms are both very well-sized with windows for added light, and the bathroom is nicely sized with a bathtub and window. The expansive backyard and front garden present a huge area and offers the perfect opportunity to create your own outdoor oasis for all to admire. Well-positioned on the block the home provides ample space to the front of the property to establish beautiful gardens to create a striking street appeal. Whilst the backyard offers multiple options to transform this home into your own modern luxury. In this highly desirable location, enjoy the luxury of living in this prime Inner North suburb perfectly positioned in this leafy street. Enjoy the convenience of living within easy walking distance to the O'Connor shops with the Duxton, IGA, cafes and Capital chemist, O'Connor oval, The RUC Turner bowls for socialising with family and friends and the ANU further down the road, ideal for any student. The City and Braddon are just minutes away and offer a plethora of restaurants, cafes, bars and shops to enjoy. Summary of features: Heritage listed home in this highly sought after location Single level residence on a large 793m² parcel of land New carpets in the living area & bedrooms Freshly painted in some areas Create your own modern luxury (subject to heritage approval) Prime Inner North location - O'Connor shops & oval, The RUC, ANU, St. Joseph's Primary school all within easy walking distance Extensive backyard & front garden to transform into your own outdoor oasis Large open living area for day-to-day living Gas & electric heating Kitchen layout ideal for home cooking with an electric cooktop & oven & plenty of cupboard space Bedroom one - 3.1m x 4.6m Bedroom two - 2.9m x 5m Windows to both bedrooms Bathroom with a bathtub & a window Separate laundry room for additional storage space Linen cupboards Key figures: Living area: 88m² Block: 793m² Rates: \$5,043 p.a Land Tax: \$9,356 p.a EER: 1.5 Year built: 1949