

49 Vagabond Crescent, McKellar, ACT 2617

STONE

Sold House

Sunday, 22 October 2023

49 Vagabond Crescent, McKellar, ACT 2617

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 710 m2

Type: House



Jess Doolan
0477775773



Alex Ford
0487382549

Contact agent

Parcelled in one of Belconnen's most tightly held suburbs, this immaculate 4-bedroom home enjoys the perfect blend of style, functionality, and space. With recent renovations and an extension completed, this home truly is a turnkey opportunity to move in and enjoy an easy-care convenient lifestyle. Upon entering the home, you are greeted with a sense of space and luxury, with the living room bathed in natural light and a custom-built fireplace, perfect for winter evenings. The open family/dining area flows to a well-appointed and functional kitchen with ample storage and quality appliances. This airy and welcoming space opens seamlessly onto the generous deck area, perfect for entertaining all year round. Included with this home is a secluded spa, also accessible from the grand master retreat, which includes a large walk-in wardrobe and quality appointed ensuite. Situated just a moment's drive to a range of local amenities including Miles Franklin Primary School, St. Monica's Primary School, Lake Ginninderra and the Belconnen Town Centre.

Features Overview:- Single-level floorplan, free-standing separate title home- NBN connected to Fibre to the Node (FTTN)- Age: 2 years (built in 2020)- EER (Energy Efficiency Rating): 2.0 Stars Sizes (Approx)- Internal Living: 159 sqm- Alfresco/deck: 51 sqm- Garage: 51 sqm- Total residence: 261 sqm- Block: 710 sqm Prices- Rates: \$720.50 per quarter- Land Tax (Investors only): \$1,187 per quarter- Conservative rental estimate (unfurnished): \$780-\$800 per week

Inside:- Beautifully appointed family home - Custom-built fireplace to the living area- Grand master suite with ensuite and large walk-in robe- Spacious bedrooms and 3 with built-in-robos - Large main bathroom with quality fixtures and fittings- Practical kitchen with excess bench space - Separate laundry with ample storage and external access

Outside:- Covered deck area, perfect for entertaining friends and family- Outdoor spa- Low-maintenance gardens with secure fencing, perfect for pets and children- Double garage that also acts as workshop/gym- Side access to the home, perfect for accommodating additional cars, trailers, caravans etc.

Construction Information:- Flooring: Concrete slab on ground/Timber floor framing- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Colorbond roof cladding- Fascia: Colorbond fascia- Gutters: Colorbond gutters- Window Frames: Predominantly aluminum window frames- Window Glazing: Single glazed windows

Inspections: We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us at: jessdoolan@stonerealestate.com.au

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