

53 Vagabond Crescent, McKellar, ACT 2617



House For Sale

Tuesday, 23 April 2024

53 Vagabond Crescent, McKellar, ACT 2617

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 861 m2

Type: House



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Auction 16/05/24

There are times when you just know you have found a golden opportunity! So many features! Imagine not only a privately built three bedroom home with formal and casual living areas, but add in a large sunroom of the family room and an additional studio which could be used as a fourth bedroom, large study or maybe hobby room.... Now look no further. Here is a genuinely rare opportunity to secure a superbly located home on a large 861sqm block, in a prime location. This home is perfectly suited to families who seek a larger 3 bedroom home with a flexible floorplan, and want the benefit of a studio or 4th bedroom option. With a large L shaped lounge and dining room for formal entertaining and a family room that opens to the sunroom off the central kitchen, the living areas in this home are fantastic. The kitchen will be the hub of activity for entertaining, with easy access to all your casual and formal living areas. All you need to do is send out the invite to your house warming. All bedrooms are generous in size, with two featuring built-in robes, ideal for growing families. The location speaks for itself. This is a versatile home with plenty to offer first home buyers, families upgrading from a smaller home or those astute investors looking to secure a solid home in the popular suburb of McKellar. Positioned in a family friendly neighborhood in a quiet leafy street, the possibilities and future potential need to be seen to be believed. Currently tenanted at \$625.00 pw, this property presents an opportunity for astute buyers to secure a very affordable gem in the popular suburb of McKellar. Take advantage of the extra income to help pay off your loan until it's time for you and the family to move in. Features: • Three bedrooms of good size, with bonus studio, 4th bedroom or study • Practical kitchen with gas cooktop, oven, and dishwasher • Versatile floor plan including lounge, dining, family room, studio and sunrooms • Ducted heating and cooling • Double lock up garage The Numbers: • Built 1985 • Residence - 153.12 sqm • Garage - 43 sqm • Block size - 861 sqm • Unimproved Value: \$525,000 (2023) • Block: 12 Section: 39 • Rates (Residential): \$3,036