

62 McInnes Street, Weston, ACT 2611

LUTON

Sold House

Friday, 3 November 2023

62 McInnes Street, Weston, ACT 2611

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 776 m2

Type: House



Tim and Justine Burke
0411878587



Julia Atkinson
0410141016

Contact agent

This property will excite absolute entry-level buyers looking for their first home in a convenient and in-demand area. The home is perfectly suited for couples and small families, offering a good balance of interior and outdoor space. Entering from the front porch you are greeted by the welcoming lounge room with its wall of floor-to-ceiling double-glazed windows providing natural light and overlooking the reserve across the street, with the Brindabellas in the distance. A slow-combustion heater lends an ambience and cosiness in the cold winter months. The updated kitchen includes a 4-burner gas cooktop, pyrolytic (self-cleaning) oven, and breakfast bar. Along the corridor are the laundry, bathroom, separate toilet, and three bedrooms with built-in wardrobes. Additional interior comfort is ensured by gas heating, a reverse-cycle split system, underfloor insulation, double-glazing in the main bedroom and lounge room, and ceiling fans throughout. 6.6kW solar panels are installed to reduce your electricity costs. The lovely front garden provides shade during the summer, while the terraced rear yard is a fabulous private and secure space to enjoy outdoor living, including a covered entertaining area, mature trees and shrubs, and room for children to play. There is ample off-street parking on the long driveway leading to the double garage, including a shade sail for additional protection from the elements. Very conveniently located, it is within easy walking distance to the range of retail amenities at Cooleman Court, clubs, cafés, sporting venues, and schools, and a quick car trip to Woden town centre. Ideally positioned near the Tuggeranong Parkway, the city, Belconnen and Tuggeranong town centres are only a short drive or bus ride away.

Features:-
- Updated entry-level home in sought-after area
- Convenient location, walking distance to Cooleman Court
- Beautiful gardens, private rear yard with covered entertaining area
- Front and back lawns are on an automatic sprinkler system
- Double garage and ample additional off-street parking
- Double-glazing in main bedroom and lounge room
- Gas heating, reverse cycle split system, slow combustion heater, ceiling fans
- 6.6kW solar panels
- Rental appraisal of \$580 to \$620 per week
EER: 5
Land Size: 775m²
Living Size: 98m² (approx.)
Land Rates: \$3,433 p.a (approx.)
Land Value: \$650,000 (approx.)