

7 Maygar Street, Hughes, ACT 2605

CapitalResidential

Sold House

Wednesday, 8 November 2023

7 Maygar Street, Hughes, ACT 2605

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 855 m2

Type: House



Cory McPherson
0261733000

Contact agent

****PLEASE NOTE: A CONTRACT WILL NOT BE ISSUED PRIOR TO AN INSPECTION OF THE PROPERTY****This modest three bedroom, one bathroom ex-government brick veneer cottage is positioned in the middle of a spacious 856 sqm rectangular block. The property is in excellent condition and has been fully renovated. The eat in style kitchen has been updated, as has the bathroom which has a new toilet and a double shower rose over the new bath. Other features include ducted gas heating, a reverse cycle unit in the sitting room, ceiling fans in the kitchen and the master bedroom, a new instantaneous gas hot water system and a European style laundry. The spacious rear garden enjoys a north easterly aspect and has been very neatly maintained. Well positioned in the inner South, a short stroll to the highly regarded Hughes Primary School and the Hughes shops, approx. 2km from the Curtin Town Centre, the Canberra Hospital and the fabulous Woden Town Centre, it is ideally located for a convenient lifestyle. Property features: • North/ East to the rear • LED lighting • Ducted gas heating • Reverse cycle unit in the sitting room • Ceiling fans in the kitchen and the master bedroom • Crimsafe security screen on the rear door • New instantaneous gas hot water system • Spacious child and pet friendly rear garden • Metal single car garage • Renovated kitchen and bathroom Block size: 856 sqm Property size: Living 94 sqm Garage 29 sqm Unimproved Land Value: \$952,000 (2023) Rates: \$4,645 P.A Land tax (only if rented): \$8,523 P.A Energy efficiency rating: 0.5 Last sold: \$749,900 (2017) Year of construction: 1963 Currently leased at \$650 p.w

Comparable sales

Date	Price	Hughes	14 Poynton Street, Hughes	14/02/2023	\$1,195,000	08 Lynch Street, Hughes	14/10/2023	\$1,175,000	49 Kitchener Street, Hughes	15/11/2022	\$1,100,000	30 Jensen Street, Hughes	10/08/2023	\$1,090,000	49 Carroll Street, Hughes	01/03/2023	\$1,050,000	47 Carroll Street, Hughes	04/04/2023	\$1,025,000	47 Groom Street, Hughes	30/11/2022	\$1,025,000	33 Kitchener Street, Hughes	25/02/2023	\$1,020,000	Curtin	127 Theodore Street, Curtin	19/12/2022	\$1,200,000	71 McCormack Street, Curtin	24/10/2023	\$1,195,000	95 Morgan Crescent, Curtin	30/06/2023	\$1,180,000	13 Parker Street, Curtin	09/06/2023	\$1,180,000	80 Morgan Crescent, Curtin	25/02/2023	\$1,175,000	51 Macalister Crescent, Curtin	26/09/2023	\$1,175,000	24 Holman Street, Curtin	24/02/2023	\$1,160,000	20 Throssell Street, Curtin	24/04/2023	\$1,155,000	5 Gillies Street, Curtin	08/07/2023	\$1,145,000	6 Peacock Place, Curtin	03/10/2023	\$1,134,500	1 Barwell Place, Curtin	13/05/2023	\$1,131,000	19 Carruthers Street, Curtin	08/08/2023	\$1,125,000	33 Macalister Crescent, Curtin	21/09/2023	\$1,105,000	3 Gregson Place, Curtin	02/06/2023	\$1,090,000	3/3 Blyth Place, Curtin	20/05/2023	\$1,040,000	47 Theodore Street, Curtin	10/12/2022	\$1,010,000
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