

**74 Moorhouse Street, O'Connor, ACT 2602**

**Sold House**

Monday, 14 August 2023



74 Moorhouse Street, O'Connor, ACT 2602

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 125 m2**

**Type: House**



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## Contact agent

A gorgeous residence located in the leafy suburb of O'Connor, this home makes the most of its position and aspect with surprising space and light; and leaves no stone un-turned when it comes to integration of quality and functionality. Offering a great layout and an incredibly convenient location close to schools and shops, this home presents an exceptional lifestyle or investment opportunity.

**FEATURES-** Light-filled residence in a fantastic location- Great for downsizers- Main bedroom with walk-in robe, ensuite and balcony- Two additional bedrooms, both with built-in robes- Spacious and light-filled living, kitchen and dining room- Centrally located kitchen with Smeg and Bosch appliances and ample cupboard and bench space- Front courtyard with gate access to Moorhouse Street- Rear courtyard with outdoor kitchen and access to garage- Large main bathroom upstairs- Full size laundry with guest powder room downstairs- Ducted gas heating and ducted evaporative cooling throughout- Freshly painted throughout- Plenty of storage- Double garage with automatic door- Leafy complex with gorgeous community green space- Walking distance to bus stop, O'Connor oval, O'Connor shops, St Joseph's Catholic Primary School, Turner School and Macarthur Avenue light rail stop- Proximity to Lyneham Primary School, Lyneham High School, Brindabella Christian College, Australian National University, Braddon and the City Centre

**STATISTICS (all figures are approximate)**  
EER: 6.0  
Home Size: 125m<sup>2</sup>  
Garage Size: 53m<sup>2</sup>  
Construction: 2001  
Body Corporate: \$1,341 per quarter  
Rates: \$686 per quarter  
Land Tax: \$923 per quarter (only applicable if not primary residence)  
Homes in Complex: 17  
Rental Range: \$780 - \$820 per week