

75 Dumas Street, McKellar, ACT 2617



Sold House

Thursday, 12 October 2023

75 Dumas Street, McKellar, ACT 2617

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 1242 m2

Type: House



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\$1,045,000

If you're looking for renovation potential for either live in or rent out growth... this is it! Situated in the highly sought after Dumas street in McKellar, this "renovators delight" provides the perfect combination of privacy, size and opportunity to make it your own. Sitting on over 1,240sqm of land in a battle-axe format, the home has an ideal North/East entry aspect with huge four car garage and family friendly backyard with decking area and a stunning west facing sunset backdrop. Built in 1985, the home has great natural light through an abundance of windows and beautiful tiled flooring throughout the home and carpet in the bedrooms. There are several living and dining areas which makes it ideal for larger families or higher rental return investors. The oversized open plan kitchen provides tremendous storage and space along with stone bench tops, gas cook top, oven & grill, dishwasher and rangehood. The five bedrooms are set evenly across the single level home with BIRs in all the rooms and a walk-in-robe in the master bedroom. The two bathrooms have been upgraded with stunning floor to ceiling tiling, oversized showers, spa bath in the main bathroom and handy ensuite off the master bedroom. Location wise you are spoilt with nearby shops, terrific schooling options, local transport and a short stroll down to Lake Ginninderra & Westfield Belconnen. * High value opportunity in high growth location* Renovation ready* 1,242sqm Battle-axe block* 226sqm living* Built in 1985* North/East entry aspect* EER = 3.0* Five great sized bedrooms with BIRs and walk-in-robe in the master* Two renovated bathrooms with beautiful floor-to-ceiling tiling, oversized showers and spa bath in the main bathroom* Large open plan kitchen with vast amounts of storage and prep space. Gas cook top, oven & grill, dishwasher, and stone bench tops* Multiple living & dining areas all across tiled flooring* Large laundry area with good storage* Oversized 77sqm four car garage* Huge west facing rear backyard with decking and entertainment space* Private and quiet street and neighbours* Close to shops, local schools and transport, Lake Ginninderra & Westfield Belconnen Rates: \$3,747pa (approx.) UCV: \$683,000 (2023) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.