

# 18 Stang Pl, Macgregor, ACT, 2615

## House For Sale

Friday, 25 October 2024

18 Stang Pl, Macgregor, ACT, 2615

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## At last an affordable home you will love.

This value packed home is in a quiet street giving you the pleasure of a superb layout that includes 3 bedrooms, open plan living and a lock up garage making it the wonderful opportunity you have been hoping for.

The cupboard rich kitchen is at the hub of the home & has ample bench space, induction cooking and dishwasher. The adjoining living space is sundrenched during the day to give you a happy and warm place to curl up with a cup of tea with a friend in the afternoon. Sliding doors open onto the paved outdoor area for outdoor relaxation. The main bedroom is at the front of the home to make for a quiet parent's retreat and has built in robes. The second and third bedrooms are separated for added privacy by a central atrium with sliding doors. Other benefits include reverse cycle air-conditioning in three rooms & an array of extras that add to your comfort & enjoyment.

Set on a compact block, its private established gardens are easy to maintain. You will also love the convenience of having the local shops, schools & parks all within proximity. This lovely home is ideal for first homebuyers. For more information and inspections, be quick to contact Manuel Vlandis direct.

### Quick Facts:

- ☐ Quiet neighbourhood street
- ☐ Three bedrooms all with built in robes
- ☐ Freshly painted interior
- ☐ Sundrenched open family/dining area
- ☐ Bathroom with bathtub
- ☐ Central kitchen with ample storage
- ☐ Induction electric cooktop
- ☐ Bosch dishwasher
- ☐ Reverse cycle air-conditioning by 3
- ☐ Window treatments
- ☐ Single garage with internal access
- ☐ Central atrium courtyard for extra light
- ☐ Solar panels for year-round energy savings
- ☐ NBN is FTTP
- ☐ Easy maintenance yards
- ☐ Refshauge playgrounds approx. 300 metres
- ☐ Kippax shopping centre 5 mins drive
- ☐ Belconnen Town Centre 10 mins drive
- ☐ Vacant possession

### The Numbers approximate

- ☐ EER: 6.0
- ☐ Living area: 93 m<sup>2</sup>
- ☐ Single garage 22 m<sup>2</sup>
- ☐ Block size: 229 m<sup>2</sup>
- ☐ Rates: \$2,154 pa
- ☐ Land tax: \$3,104 pa (Investors only)
- ☐ Rent Estimate: \$600 to \$640 pw
- ☐ Year built: 2012

Explaining offers over process:

❓To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer to force that buyer's intent.

❓When assessing a price to offer, bear in mind there isn't usually a second chance to change it. For guidance on how best to submit an offer, please don't hesitate to contact me.

❓Offers close at 11am, on Tuesday the 29th October, giving buyers ample opportunity to complete further inspections, show family & friends, & finalise finance requirements.

❓To ensure a level playing field, all offers are presented to the seller at the same time. Upon the seller deciding, no further negotiations will be entered.

❓All offers presented will be notified of the seller's decision.