

# 24 Barrett Street, MacGregor, ACT 2615

## House For Sale

Tuesday, 12 March 2024



24 Barrett Street, MacGregor, ACT 2615

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 928 m2

Type: House



Jeremy Grobber  
0261741282



Sean Hegan  
0261741282

## Auction 06/04/2024

Upon email inquiry you will receive the contract and building report An aspirational address on Barrett St, a tightly held location opposite parkland with uninterrupted views to the Brindabellas. This is an ideal opportunity for a family seeking a forever home. Discover this impressive five-bedroom home, where Mum, Dad and the kids all have their own space to stretch out and enjoy with 236m<sup>2</sup> of living area. The lounge and dining take advantage of sensational mountain views, with a large renovated kitchen its all ready for you to simply unpack and start enjoying this new life of leisure. The main and second bedroom on the top level with three large bedrooms on the lower part of the home. The fifth bedroom could be used as an art room, study or what ever you choose. The rumpus is perfect for a multitude of uses. There is an abundance of storage throughout the property, plus a double garage and ample off street parking. For the avid gardener, they will adore the yard with opportunity to indulge your passion for plants. You will live on a quiet local-only street close to everything you need, to complete this idyllic picture. The Perks • Adjacent to reserve land, great for walking, running, cycling trails, and especially convenient for pet owners • Renovated kitchen, with ample bench space & storage • Reverse cycle air conditioning. • Stunning views out to the Brindabella Ranges. • Ample off street parking. • Multi layered garden, established trees and shrubs. Perfect for kids, pets and just relaxing. • Ideal position close to bus stop, primary school and a swim school just down the road - and with shopping, clubs, tennis courts and cafes all a short distance away at Kippax. The Numbers • Block size: 928sqm • Residence: 236 sqm approx. • Garage: 41 sqm • UV: \$548,000 • Year constructed: 1976 • EER: 0.5 Stars • Rates: \$3,130 pa • Land tax (Investors only): \$5,308 pa Macgregor Profile The suburb of Macgregor is named after Sir William MacGregor, Governor of Queensland 1909–14 and first chancellor of the University of Queensland, 1911. Streets are named after members of the Australian medical professions. Average Age: 36 Population: 7049 Houses: 90.7% Townhouses: 9% Fully Own: 20.9% Purchasing: 58% Disclaimer: The material and information contained within this marketing is for general information purposes only. The Property Collective does not accept responsibility and disclaims all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.