

**24 Stang Pl, Macgregor, ACT, 2615**

**House For Sale**

Thursday, 18 July 2024



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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## **Comfort and convenience in Ideal location.**

Confidence real estate presents modern three-bedroom house in Macgregor situated just a short distance from expansive parkland on quiet street. It is ideal for first home buyers/investors looking for low maintenance living without sacrificing amenity or lifestyle. The home boasts a large and sunny open plan living area with split heating system for those cold winter months, a well-appointed kitchen with stainless steel appliances including dishwasher and ample cupboard space.

All three of the bedrooms have built-in wardrobes. The bathroom has a shower, toilet, and bathtub. A separate laundry with storage leads to the private yard. Single remote controlled lock-up garage with internal access.

Conveniently located only a short drive to the local Kippax shopping area, local Primary and Secondary Schools, and nearby transport with easy access to the Belconnen Town Centre.

### Features :

- Three generous size bedrooms, all with built in robes
- Open plan living & dining area
- Gas cooktop & electric oven
- Split system for heating and cooling
- Separate laundry
- Single garage with internal access
- Spacious rear courtyard

Block Size: 226 sqm approx

House size: 92 sqm approx

Rates: \$518 per quarter approx

Land Tax: \$739 per quarter approx

EER: 6 stars Call Anish on 0450 865 524 before you miss out!