

25 McKenzie Street, Kambah, ACT, 2902

MY MORRIS

House For Sale

Friday, 20 September 2024

25 McKenzie Street, Kambah, ACT, 2902

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House

The perfect entry level home - complete with oversized, insulated garage

Buyers price guide above \$700,000

Offers prior to auction will be considered

Flexible settlement terms

My new owners will love:

- ?Lovely extended living area with feature bay window
- ?Oversized and powered garage perfect for projects, hobbies and storage
- ?Great location in a quiet loop street in a sought-after suburb
- ?Ready for its new owners to move in and make it their own!

Positioned in a quiet loop street with lovely neighbours, this neat three-bedroom home will make the perfect start for those looking to enter the market. Situated on a spacious 736m² block, this property offers ample outdoor space, complete with an oversized, fully lined garage featuring power and an expansive workshop area perfect for projects, extra vehicles and storage.

The light filled living space has been thoughtfully extended to feature a gorgeous bay window, flooding the space with natural light and bringing the outside in. Sliding glass doors lead out to the lovely rear deck fitted with retractable awning, providing good indoor to outdoor flow and effortless entertaining.

Perfectly positioned and ready for new owners to add their personal touch, this home won't stay on the market long. If you're seeking the ideal first home or a family haven, don't miss the chance to inspect 25 McKenzie Street, Kambah.

My features include

- ?Lovely three-bedroom entry level property
- ?Light-filled living area with feature bay window
- ?Functional kitchen with pantry, gas cooktop, good storage and garden outlook
- ?Generous bedrooms with built in robes to two
- ?Ducted gas heating for comfort in the cooler months
- ?Neutral bathroom with separate toilet
- ?Great location with easy access to Sulwood and Drakeford Drive

Specifications:

Living: 111m²

Garage: 51m²

Land: 735m²

UV: \$452,000

EER: 2 stars

Build: 1975 approx

Rental Estimate: \$570 - \$590 per week

Rates: \$2,600 p.a approx

Land Tax: \$4,427 approx (if property is rented or not primary place of residence)