

**3 Dagmar Berne Street, MacGregor, ACT 2615**



**House For Sale**

Saturday, 29 June 2024

3 Dagmar Berne Street, MacGregor, ACT 2615

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 299 m2**

**Type: House**



Campbell Jones

0262952433

## By Negotiation

Suiting those looking for an updated, neat family home or a low maintenance downsizer, this property ticks the boxes. Featuring thoughtful upgrades to the property like solar, UPVC double glazing, paved rear yard and split system A/C to each bedroom, you won't have to lift a finger before moving in. The centrally located kitchen offers ample storage options and overlooks a generous open plan living and dining space. Large windows capture plenty of natural light which floods the rooms. The dining and living space extends into a covered alfresco area making for the ideal location to entertain guests. The paved yard is very low maintenance meaning less time on housework over the weekends and more time at the nearby Burns Golf Club, only a short distance away. Each bedroom is well appointed, all with built in robes, split systems and double blinds. The bathroom features a separate bathtub and shower plus a new heated towel rail with the toilet also being separate from the bathroom. The internal laundry has room for additional storage with a hallway linen cupboard providing even more. The location is very family orientated with Dagmar Berne Street being very quiet, parklands only a short walk away, and a choice of schools in the area. Ready to move into right away with plenty of hard work already done to the home, this opportunity won't last long. Features:

- Updated home, ideal for young families or downsizers
- New UPVC double glazing throughout
- Split systems in living room + all three bedrooms
- Continuous gas hot water system
- Double roller blinds
- 4.44kW solar system
- New kitchen mixer tap
- Electric oven and cooktop
- Open plan living and dining
- New hybrid flooring
- Built in robes to all bedrooms
- NBN connected
- Covered alfresco with low maintenance paved rear yard
- Linen cupboard + good size internal laundry
- Separate bathtub and shower + heated towel rails
- Quiet location close to parklands
- Short distance to Burns Golf Club Belconnen
- Garage with electric roller door + internal access
- 4mins\* to Kippax Fair
- 10mins\* to Belconnen CBD
- 20mins\* to Canberra City CBD
- 25mins\* to Woden CBD

Living size: 109sqm\* Garage size: 21sqm\* Block size: 299sqm\* EER: 6.0 stars UCV: \$349,000 (2023) Rates: \$636.50pq\* Land Tax: \$993.45pq\* (applicable if not primary place of residence)\* approx.