

**3 Mules Pl, Macarthur, ACT, 2904**



**House For Sale**

Friday, 13 September 2024

3 Mules Pl, Macarthur, ACT, 2904

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Family home ready for you to make your own

Introducing the perfect start for your family, this homely four bedroom property is located in the tightly held suburb of Macarthur and offers huge potential for the new owner, whether to slowly update and create your own haven, or invest for future growth.

Featuring a well designed floor plan the home offers a segregated master bedroom with private ensuite and built in robes. Three additional bedrooms, two fitted with built in robes are serviced by the main bathroom with tub, shower and toilet.

Three separate living areas provide space for the whole family and are fitted with electric wall heaters for the colder months. Overlooking the dining area is the functional kitchen with ample storage space, electric cook top and dishwasher.

This house is the perfect opportunity for those looking to create their dream home. Located on a spacious 822sqm in a quiet street, this property offers plenty of potential for renovation or redevelopment.

Features include:

- Single level, four bedroom ensuite home
- Three separate living areas
- Functional kitchen with electric cooktop and dishwasher
- Built-in wardrobes fitted to three bedrooms
- Bathroom with shower, tub and toilet
- Separate laundry with external access
- Electric wall heaters
- Oversized double garage under roofline with access to backyard
- Additional off-street parking
- Large backyard with sprawling lawns
- Nature reserve and walking trails close-by
- Short drive to Tuggeranong Town Centre, Erindale Shops, and local schools
- Easy access to the Monaro Highway and Tuggeranong Parkway

Property information:

- Block: 822sqm
- Living: 140.66sqm
- Garage: 41.9sqm
- UV: \$505,000 (2023)
- Rates: \$2,833pa
- Land Tax: \$4,634pa (Investors only)
- Year built: 1984
- EER: 1.0

Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.