

30 Audrey Cahn Street, Macgregor, ACT, 2615



House For Sale

Thursday, 18 July 2024

30 Audrey Cahn Street, Macgregor, ACT, 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Eoin Ryan Hicks

Turn-key Versatility!

Auction Location: On Site | 30 Audrey Cahn Street, Macgregor

Discover comfortable living in this fantastic first home, meticulously designed with modern features, without the hefty price tag! Perfect for first-time buyers, investors, or those seeking a turnkey property, this home is an investor's dream. Rest assured, it is separately titled, so you don't have to worry about body corporate fees. Only ever having one owner, they have loved their time here for the last decade. They thoughtfully modified the original floor plan and have made many contemporary upgrades ensuring year-round comfort and convenience.

The master bedroom is positioned at the front of the home for added privacy and equipped with a reverse-cycle air conditioner. Each bedroom features generous built-in wardrobes, WiFi-controlled dimmable, colour-changing lights throughout the living and bedrooms, to create the perfect ambiance. The modern bathroom with a shower, bathtub and a separate toilet for added convenience.

Enjoy cooking in the central kitchen with gas cooking, a dishwasher, and ample storage space for all your culinary needs. The full-size laundry offers external access to the clothesline for easy laundry days.

Modern and durable hybrid flooring runs throughout the living areas. Despite an impressive 6-star energy rating, the home includes two reverse-cycle split systems and a gas wall heater. The spacious living area flows seamlessly to your outdoor entertaining area, perfect for gatherings and relaxation.

Enjoy a single-car garage with automatic door and internal access. PLUS extra parking out the front. And if you accidentally forget your keys, nevermind - the home features a modern touchscreen keypad door handle!

Nestled close to a reserve, this home offers easy access to nearby parks, schools, public transport, and shopping centres, ensuring all your lifestyle needs are within reach.

Features;

- North-facing living
- 3 bedrooms with generous built-in-wardrobes
- Modern bathroom with separate toilet
- Master bedroom to the front of the home
- 2x reverse cycle heating and cooling
- Gas wall heater
- Touchpad secure door handle
- Central kitchen with gas cooking, dishwasher and plenty of storage
- Full size laundry with external access out to your clothesline
- Hybrid flooring throughout
- Despite impressive energy rating of 6 stars, you still enjoy reverse-cycle heating and cooling
- Spacious living flowing to your outdoor entertaining area
- Spacious backyard with side access
- Location close to reserve, nearby parks, schools, public transport and shopping centres

This beautifully presented home is an ideal choice for first-time buyers looking for modern comforts in a convenient location. Don't miss out on this exceptional opportunity to own your dream home in Macgregor! Contact us today to arrange a viewing and take the first step toward making this fantastic property your own.

Land size: 250m²

Rates: \$2,144 p.a. approx.

Land Tax: \$2,707 p.a. approx.

EER: 6.0

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