

**30 Michell Street, Monash, ACT, 2904**

**House For Sale**

Thursday, 3 October 2024



30 Michell Street, Monash, ACT, 2904

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**

## Feel Good Family Home

The perfect entry level home or excellent downsize opportunity in the heart of Monash. The delightful kitchen overlooks the outdoor deck perfect for summer entertaining. The generous living proportions and separate sleeping quarter layout are cleverly designed to offer practicality and privacy for all the family. Striking the balance between modern living and warmth, don't miss your opportunity to secure your home in Monash.

### FEATURES

- Beautifully maintained family home in the heart of Monash
- Three generous bedrooms, all with built-in robes
- Master bedroom with ensuite
- Kitchen with adjacent meals area and access to the outdoor entertaining deck
- Generous living and dining areas
- Renovated bathrooms and toilet
- Reverse cycle air conditioning unit in living room and meals area
- Double metal garage with remote control door
- Single carport and ample space for additional car or trailer parking
- 40m<sup>2</sup> (approx.) covered entertaining deck
- Large, easy care backyard with beautiful established gardens
- Solar hot water
- Security system available
- Walking distance to Monash Primary School, Trinity Christian School and local playgrounds
- Short drive to Erindale shopping centre and Tuggeranong town centre

### STATISTICS (all figures are approximate)

EER: 2.0

Living Area: 123m<sup>2</sup>

Garage: 40m<sup>2</sup>

Land Size: 744m<sup>2</sup>

Construction: 1980

Land Value: \$479,000 (2024)

Rates: \$727 per quarter

Land Tax: \$1,292 per quarter (only applicable if not primary residence)

Rental Range: \$640 - \$660 per week