

**37 McKail Crescent, Stirling, ACT, 2611**



**House For Sale**

Thursday, 1 August 2024

37 McKail Crescent, Stirling, ACT, 2611

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## Spacious 4 Bedroom Home with Endless Potential!

Welcome to this expansive 4-bedroom home nestled in the highly sought-after suburb of Stirling. If you've been searching for a property with great bones and boundless potential, this is your chance to create your dream residence!

### Key Features:

**Prime Location:** Set in a fantastic part of Stirling, you'll enjoy the perfect blend of convenience and serenity. Very close to Cooleman Court shopping centre and Woden Town Centre is also in close proximity. Easy access to the Tuggeranong Parkway to get you anywhere you need to go.

**Generous Living Spaces:** This home boasts a large lounge and a spacious family room that seamlessly flows into the adjoining kitchen, perfect for family gatherings and entertaining.

**Comfortable Bedrooms:** Four well-sized bedrooms provide ample space for the whole family, with the main bedroom featuring a private ensuite for added convenience and privacy.

**Versatile Downstairs Area:** The lower level features a versatile rumpus room, additional bathroom, and a kitchenette, offering endless possibilities for a home office, studio, or guest accommodation.

There is a double garage with internal access to provide car accommodation.

**Outdoor Enjoyment:** Step outside to a deck and a substantial yard, ideal for outdoor activities and relaxation. Picture enjoying the stunning views of Black Mountain and the arboretum from your elevated deck.

**Renovation Potential:** This property is a blank canvas, ready for you to inject your personal style and vision. Whether you're looking to renovate and modernize or undertake a complete transformation, the potential here is limited only by your imagination.

### Stats:

Block size: 1056m<sup>2</sup> approx.

Internal size: 270.47m<sup>2</sup> approx.

Garage size: 34.56m<sup>2</sup> approx.

UV: \$647,000 approx.

Year built: 1985

Rates: \$3291 per year approx.

Land Tax (if rented): \$5653 per year approx.

EER: 2.5

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