

49 McNamara Street, Pearce, ACT, 2607

House For Sale

Thursday, 29 August 2024



49 McNamara Street, Pearce, ACT, 2607

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House

A lifestyle of convenience!

Situated in the popular suburb of Pearce, this north-facing single level home is sure to appeal to many. Fully renovated with neutral fittings throughout, the home is designed for low maintenance living without compromise to lifestyle. A well-designed floorplan, generous bedrooms and easy-care gardens await. Don't miss the opportunity.

FEATURES

- Single level, easy care home in a great location
- North-facing
- Gorgeous high ceilings providing a sense of space and beautiful light
- Fully renovated with neutral fittings throughout
- Modern kitchen with good quality appliances and stone bench tops
- Two generous bedrooms, both with built-in robes
- Modern bathroom
- Double glazed windows in living area
- Reverse cycle air conditioning
- Gas heating unit in living area
- Instant gas hot water
- Large block with room to extend
- Beautiful established gardens
- Garden shed
- Solar panels x12
- Single allocated garage with automatic door and storage to the rear
- Direct access from rear to Melrose Drive, walking distance to Phillip Business District and Westfield Woden
- Walking distance to Marist College and Melrose High School, playing fields and parkland
- Short drive to The Canberra Hospital and arterial roads to the city

WHAT THE SELLER LOVES ABOUT THE HOME

1. The home is very private.
2. The large windows looking out to the gardens.
3. Proximity to shops and the hospital.

STATISTICS (all figures are approximate)

EER: 6.0

Living Area: 70m²

Block Size: 410m²

Construction: 1979

Rates: \$719 per quarter

Land Tax: \$1,019 per quarter (only applicable if not primary residence)

Strata Levies: \$596 per quarter (admin + sinking fund)

No. Homes in Complex: 24

Rental Range: \$580 - \$600 per week