

**6 Lawrence Close, Macgregor, ACT, 2615**



**House For Sale**

Friday, 9 August 2024

6 Lawrence Close, Macgregor, ACT, 2615

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



George Vlandis

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## Renovate and Revitalise

Offered to the market for the first time in 28 years, an excellent opportunity awaits for those with a vision. Situated on a generous 906sqm parcel of land, this property offers ample space both inside and out, making it ideal for anyone looking to renovate or to build their dream home.

Walking through the home, you will find the living area bathed in natural light and well-appointed kitchen with adjoining dining area. The home boasts three generously proportioned bedrooms. A spacious laundry and a split system for heating and cooling, adding convenience to your daily life.

Outside, the large backyard is a blank canvas waiting for your creative touch. Whether you dream of lush gardens, an outdoor entertaining area, or room for children and pets to play, this outdoor space has the potential to become a true oasis.

Conveniently located moments away from Kippax Fair Shopping Centre, Charnwood Shops, gym, parkland and local schools.

The new territory plan allows for the construction of a second dwelling up to 120sqm at the back or an extension of the existing home. With a large, flat backyard, your options are plentiful.

### Features:

- \* 906sqm parcel of land
  - \* Separate living and dining area
  - \* Well-appointed kitchen
  - \* Electric cooking and ample storage space
  - \* Three spacious bedrooms
  - \* Light filled living area
  - \* Split system heating and cooling
  - \* Spacious laundry
  - \* Expansive backyard with endless possibilities
  - \* Located moments away from local shops, schools, parkland and playgrounds
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- \* Built Year: 1974
  - \* Living Size: 108sqm
  - \* Block Size: 906sqm
  - \* Rates: \$2,498 p.a.
  - \* Land Tax: \$3,855 p.a. (investors only)
  - \* UV: \$396,000 (2023)

### Disclaimer:

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