

72 Newman-Morris Circuit, Oxley, ACT, 2903

LUTON

House For Sale

Thursday, 15 August 2024

72 Newman-Morris Circuit, Oxley, ACT, 2903

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Kate Yates

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Looking for a solid family home? Look no further!

Positioned to capture views to the Brindabellas, this lovely three-bedroom, one-bathroom home is well designed for the needs of a young family. A gorgeous deck, accessible from the two living areas and extending along the length of the home make it a perfect hub for entertaining, whilst the large, relatively flat back yard provides a blank canvas in which to create a playful wonderland for kids and pets alike. The kitchen/family room has been tastefully updated and the spacious lounge and dining area have a warm ambience complete with a cosy fireplace. The master bedroom is located near the front door with the two remaining bedrooms segregated away from the main living area. The bathroom has a bathtub, perfect for the kids or pets and there's a separate toilet and laundry allowing for practical family living. The single lock up garage also features a convenient powder room along with a work bench at the rear. This home is close to local schools, public transport and a short drive to Erindale Shopping Centre with an abundance of restaurants and cafes nearby, including the Vikings Club. It is a short drive to the Tuggeranong Town Centre and the South Point Shopping precinct, along with an abundance of Government departments.

Features:

- Formal entry way with pine floorboards and security screen
- Open plan lounge/dining with pine floorboards, fireplace with feature brick surrounds and tiled hearth, free standing gas heater, freshly laundered roller blinds, freshly painted ceiling and walls, built-in cabinetry - perfect for books and nick-nacks, sliding glass and security screen door to deck and view to Brindabellas
- Open plan kitchen/family with updated timber flooring
- Kitchen with breakfast bar, electric oven, range-hood and cooktop plus space for a microwave, stainless steel dishwasher, double sink, double door pantry, soft-close drawers, laminate bench top, tiled back splash, ample storage cupboards, roller blind, views over the backyard and towards the Brindabellas
- Family room has a free-standing gas heater, sliding door and security screen to deck and windows on both sides allowing light to flood in
- Master bedroom is at the front of the home with carpet, curtains, ceiling fan and built-in wardrobes
- Bedrooms two and three have carpet, curtains and built-in wardrobes
- Original bathroom with bath, vanity with storage, ceiling fan/heater/light and shower
- Separate toilet
- Separate laundry with wash tub, shelving, access to backyard
- Newly painted deck which extends along the back of the house, pergola with updated Laserlite panels allowing extra light, security lighting and shade sail awnings
- Under deck storage with access to under the house
- Single garage with powder room and work-station at rear
- Paling and Colorbond fencing
- Large, private and reasonably flat backyard- great for families and pets
- Close to bus stop
- Easy drive to Erindale Shopping Centre, local schools, Tuggeranong Town Centre and the South Point Shopping precinct
- Block size: 776m²
- Land Value: \$549,000 (2023)
- Land Tax (if rented out): \$5,865 p.a. (approx.)
- EER: 0
- Built in: 1985
- House size: Internal: 129m²; Garage: 27m²
- Rates: \$3,181 p.a. (approx.)