

9 Wallen Pl, Mckellar, ACT, 2617



House For Sale

Wednesday, 2 October 2024

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

Renovated, 3 bedroom family home, five minutes to local schools.

What you see:

Renovated so you don't have to. BBQ's with friends and family underneath the covered patio, while the kids play in the yard.

What we see:

A home that just feels right.

See more:

Renovated throughout

Engineered timber flooring

Kitchen -Brick feature back splash, stone benchtops with waterfall, double door fridge space, soft closing draws, Delonghi dishwasher, Westinghouse electric oven and stove, double stainless steel sink, feature pendant lights

Ducted reverse cycle air conditioning

Electric wall heater

Master suite includes walk in wardrobe, ensuite & private courtyard

Two additional bedrooms with built in wardrobes

All bedrooms are carpeted

Main bathroom with free standing deep bath separate toilet, floor to ceiling tiles & double vanity with raised sinks

Large open planned living and dining

Bisliding doors to the enclosed Alfresco area

Fireplace with stone work

Laundry with ample storage and bench space

Barn sliding doors

Gas line in the street

Within walking distance to Lake Ginninderra

Within 5 minutes' drive to Evatt Primary School

Within 5 minutes' drive to Miles Franklin Primary School

Within 6 minutes drive to Westfield Belconnen

Within 21 minutes' drive to Canberra CBD

Residence: 188m²

Sunroom: 17m²

Garage: 58m²

Block Size: 1,006 m²

Built: 1985

EER: 1.5

Rental appraisal: \$600 - \$650 p.w

Rates: \$2,883 p.a (approx.)

Land Tax: \$5,089 p.a (approx.only applicable when rented)

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