

**2/42 Blackman Crescent, Macquarie, ACT, 2614**



**Townhouse For Sale**

Thursday, 18 July 2024

2/42 Blackman Crescent, Macquarie, ACT, 2614

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**

## A Better Downsizing Option

For some the idea of Retirement Village living is not as appealing as the advertising would have you believe. Mind you it has its place but what if there was another option. If owning your own townhouse sounds a better option, then this property is for you. But there is a condition though but a positive one. To live here one of the residents must be over 60 years of age. Let me explain.

Dotted around Canberra are townhouse projects where the town planners, back in the day, set aside land for the development of small residential projects for what was quaintly termed at the time as ".....aged persons residential accommodation only.....". Perhaps not a politically correct description, but that is the wording on the title. But it is a unit title townhouse, and your name is on the title so there is no sharing the increase in value with the village owner or paying their additional operator fees.

Located in the ever-popular suburb of Macquarie is a freshly renovated single level 3-bedroom townhouse with a single garage with internal access. The design focus is on comfortable living with a separate kitchen, combined living dining and three generous sized bedrooms. Externally there is a manageable rear courtyard with small garden shed and a front terrace to sit on should the mood strike you.

If you are downsizing from a larger property, then you may well be eligible for the recently announced stamp duty concession. So, if this sounds as though it may suit your needs then, please call or come to one of the open homes this week.

### Features:

- \* Freshly repainted
- \* New carpets throughout
- \* Modernised kitchen with updated appliances
- \* Oversized reverse cycle air conditioning unit to living area
- \* Ceiling fans to living area and bedrooms
- \* Window treatments to living and bedrooms
- \* Single garage internal access
- \* Quiet location at rear of the development
- \* Walking distance to Jamieson Centre
- \* Opposite small public park

\* Land Size: 275sqm

\* House Size: 102sqm

\* Garage Size: 23sqm

\* EER: 5.5

\* Rates: \$2,532 p.a.

\* Strata: \$2,896 p.a.

\* Land Tax: \$3,619 (investors only)

### Disclaimer:

All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.