

**4/7 Clode Place, MacGregor, ACT 2615**



**Townhouse For Sale**

Thursday, 11 July 2024

4/7 Clode Place, MacGregor, ACT 2615

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Sarah Turnbull

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**\$569,000+**

What you see: Tri-level in design, offering spacious living areas and a clever renovation to modernise this character filled townhouse. Situated in a boutique complex at the end of a cul-de-sac with Ginninderra Creek as your backyard, this home has it all. What we see: A unique home for those seeking something special. See more: Quiet boutique complex of only 8 townhouses Cul-de-sac location Tri-level open plan design Updated kitchen with electric cooktop, stone benchtops and breakfast bar Dining area off kitchen Renovated bathroom/laundry Generous bedrooms both carpeted with built in robes Downstairs lounge room with direct access to sunroom Full length sunroom overlooking Ginninderra Creek Reserve Reverse cycle air conditioning & in slab heating North East aspect Enclosed front courtyard Upper Living: 38m<sup>2</sup> Lower Living: 63m<sup>2</sup> Total: 101m<sup>2</sup> Garage: 18m<sup>2</sup> EER: 0.0 Built: 1981 Strata: \$724 per quarter Rates: \$2,252.30 per annum Land Tax: \$3,138.25 per annum (only applicable if rented) Rental Income Estimate: \$480 - \$530 per week Disclaimer: The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.