

7/44-48 Blackman Crescent, Macquarie, ACT 2614

CapitalResidential

Townhouse For Sale

Monday, 8 July 2024

7/44-48 Blackman Crescent, Macquarie, ACT 2614

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse



Cory McPherson
0261733000

Auction

****PLEASE NOTE: A CONTRACT WILL NOT BE ISSUED PRIOR TO AN INSPECTION OF THE PROPERTY**** Positioned in a boutique development of only 9 quality townhouses and privately set behind the leafy Blackman Crescent Playground and parkland, this two storey, light and airy home is sure to impress you. The formal entrance leads to the kitchen, which features new state of the art appliances, masses of stone work surfaces, excellent storage and a dishwasher. Adjoining the kitchen is the open plan sitting and dining room which opens via a glass sliding door to the fabulous garden room surrounded by the low maintenance courtyard garden. (There is also a mini fruit orchard and vegetable garden) The accommodation consists of three bedrooms on the upper level all with built in robes. The master suite boasts a walk-in robe and an ensuite bathroom. The other two bedrooms are serviced by a spacious bathroom. In addition, there is a guest toilet on the ground level. There is a single automatic garage with internal access, plus an additional car parking space right at your front door and visitor parking in the complex. Walking distance to the Jamison town and transport and a little further to the fabulous Belconnen town centre, it is ideally located to spend less time traveling each day. Property features: Boutique development of only 9 townhouses Positioned behind the Blackman Crescent Playground and green space North easterly facing Roof mounted solar panels (5.18kw) Three generous sized bedrooms; all with built in robes High ceilings Low maintenance timber look flooring on the ground floor Crimsafe window and door security screens Kitchen: New pyrolytic oven (self cleaning) and an induction cooktop Stone benchtops Dishwasher Ducted electric reverse cycle Sunroom at rear - (enclosed slab) Powder room on the lower level Quality window treatments throughout Excellent storage including under stairs Hot water - electric heat exchange system (Stiebel Eltron) Low maintenance private rear courtyard and vegetable garden Water tank Single automatic garage with internal access plus additional car parking space right at your front door Pet friendly complex Visitor parking Central to everything Property size: Living: 135 sqm Rates: \$2,496.04 P.A. Land Tax (only if rented) \$2,556.58 P.A approx Body Corporate: \$3,504.00 P.A Energy efficiency rating: 4.0 Last sold: 2019 (\$551,000) Year of construction: 2012 Comparable sales

Date	Price	Address
06/06/2024	\$865,000	14 Elizabeth Crescent, Macquarie
19/12/2023	\$864,000	23 Elizabeth Crescent, Macquarie
27/07/2023	\$840,000	3 MacVitie Place, Macquarie
08/12/2023	\$835,000	20 Castlereagh Crescent Macquarie
20/10/2023	\$818,000	1/35 Lochbuy Street, Macquarie
14/03/2024	\$803,000	83/103 Redfern Street, Macquarie
14/11/2023	\$787,500	

**** Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries.**