

# 10 McCrae Street, Garran ACT 2605

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-35.3422797, 149.0969454



Combining a modern, functional floorplan that will suit the growing family is this large single level family residence. Situated in this ever-popular Woden suburb only minutes from the Canberra hospital and mid-way between some of Canberra's most sought-after primary schools this is a home that deserves your close inspection. Featuring large formal and informal living areas that consist of lounge, dining, and family room that effortlessly combine with the private outdoor living areas. The bedrooms are situated towards the rear of the home and all are of a decent size and include built in robes. The main bedroom features and ensuite bathroom as well as a set of doors that open onto the back yard. Your year-round comfort is assured with in slab heating to the family room. Ducted gas heating and ducted cooling. The kitchen is well appointed and well positioned being in between the dining and family room. It offers ample bench and cupboard space along with a dishwasher, rangehood and gas cooktop. There is internal access from the automatic double garage as well as a third door that provides access to the backyard. If you are after a home that is modern in its presentation and conveniently located to access roads that lead to Woden, the City and just about anywhere else you need to go then you should be sure to put this home on your list as a must-see property. Features include: Ducted vacuum Alarm system Intercom Construction date 2004 Outgoings: General Rates: \$777 p/qtr (approx.) Land Tax: (if rented out) \$1,165 p/qtr (approx.) Water & Sewerage: \$178 p/qtr (approx.) UV: \$456,000 Block Size: 738m<sup>2</sup> (approx.) Living Area: 203m<sup>2</sup> (approx.)

## Overview

Purpose: Under Offer	Sale price: \$1,250,000	Rent price: \$
Auction: Saturday 8th August 2020 10:00am On Site	Land area: 738m <sup>2</sup>	Living area: 203m <sup>2</sup>
Bedrooms: 4	Bathrooms: 2	Garage Spaces: 2
Carpport Spaces:	Postcode: 2605	

## Indoor amenities

- ✓ Air conditioning
- ✓ Built-in Robes
- ✓ Dishwasher
- ✓ Family room
- ✓

