

# 9/4 Cavenagh Place, McKellar ACT 2617

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-35.2161502, 149.0747916



Situated in a quiet location in the heart of McKellar is this neatly presented single level 3-bedroom townhouse. If you are looking for easy care and peace and quiet then make sure you book this home into your schedule to view this weekend. Offering a functional floor plan, that includes a L - shaped formal lounge and dining area. This leads through to the kitchen and family room. From here you have access to the paved outdoor pergola area where you can entertain friends and family. The main bedroom includes built in robes and ensuite style two - way bathroom for your added convenience. Bedroom 2 also includes built in robes. Your inside year-round comfort is assured with ducted reverse cycle air conditioning. There is internal access into the garage which also includes an automatic roller door. The front and rear gardens are neat and tidy and won't require too much up keep but will be enough to keep you occupied. Other features include: Close proximity to Lake Ginninderra and Belconnen town centre Easy care maintenance Ground level access Solar panels to the roof top Flexible settlement options if required Outgoings: General Rates: \$558 p/qtr (approx.) Land Tax: (if rented out) \$745 p/qtr (approx.) Living Area: 113m2 (approx.) Body Corporate Fees: \$480 p/qtr (approx.) Construction Date: 1985

## Overview

Purpose: Under Offer	Sale price: \$500,000+	Rent price: \$
Auction:	Land area: m2	Living area: 113m2
Bedrooms: 3	Bathrooms: 1	Garage Spaces: 1
Carport Spaces:	Postcode: 2617	

## Indoor amenities

- ✓ Built-in Robes
- ✓ Dishwasher
- ✓ Family room
- ✓ Split System

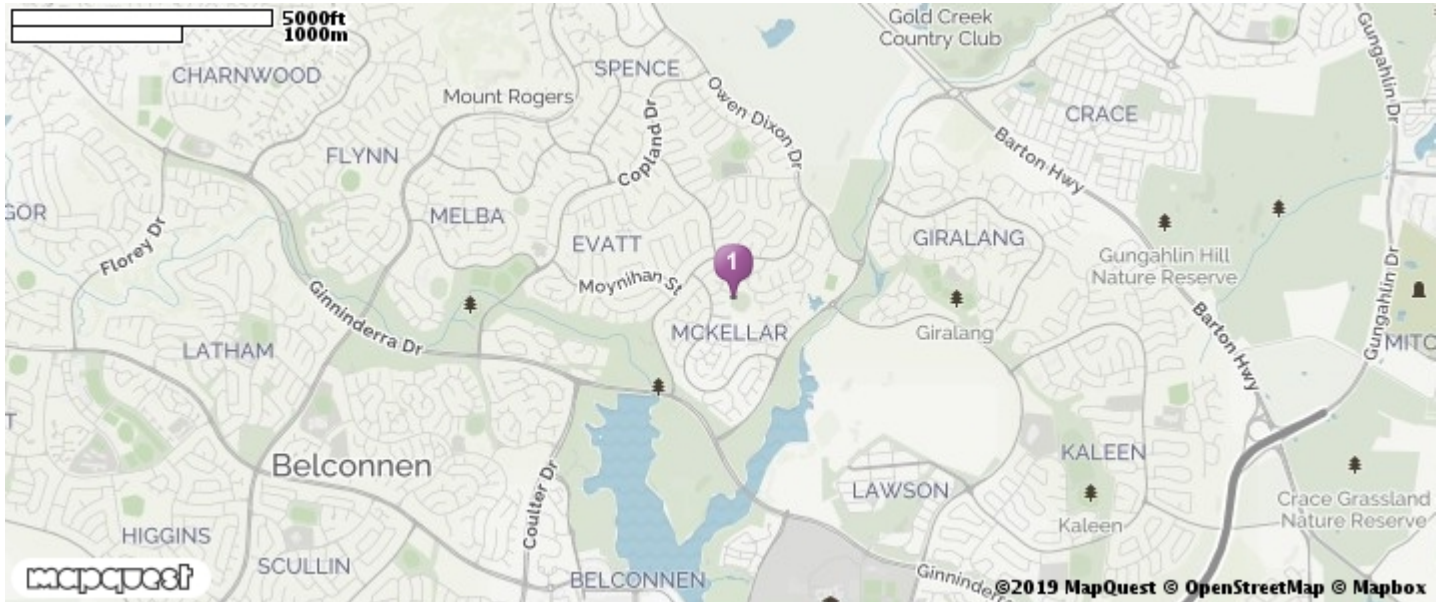
## Outdoor amenities



Garage

✓ Outdoor entertaining area

## Distances



## Agent Details

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Canberra Real Estate - Rise Above

