



3/3 Constance Stone Street, Macgregor

## A Hidden Gem Offering Comfort, Convenience & Easy Living

PRICE ADJUSTED - SELLER WILL CONSIDER ALL SERIOUS OFFERS

Tucked away in a quiet and well-maintained complex, this beautifully presented three-bedroom townhouse is a hidden gem offering the perfect combination of comfort, convenience and low-maintenance living.

Whether you're a first home buyer looking to enter the market, a downsizer seeking an easy-care lifestyle, or an investor searching for a well-positioned property, this home presents an exciting opportunity with a range of recent updates already completed.

Step inside and you'll immediately appreciate the light-filled and welcoming interior. The open-plan living and dining area features updated laminated timber flooring, creating a warm and inviting space to relax, entertain and enjoy everyday living.

At the heart of the home, the functional kitchen offers excellent storage and now features a newly installed dishwasher, adding even more convenience to the home's practical layout.

3 1 1

**FOR SALE**  
\$650,000

### AGENTS

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### AGENCY

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All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

**LJ Hooker**

All three bedrooms have been refreshed with new carpet, while updated modern lighting throughout enhances the home's fresh and contemporary feel. Central gas heating keeps the home comfortable through Canberra's cooler months, while security windows and doors provide additional peace of mind.

Outside, the private and low-maintenance backyard offers a peaceful space to unwind, with a garden shed providing valuable additional storage.

Complete with a single garage offering internal access and positioned close to local shops, schools and transport, this is a fantastic opportunity to secure a comfortable and convenient home in a peaceful setting.

#### Property Features

- Light-filled open-plan living and dining
- Updated laminated timber flooring to the living area
- Three well-proportioned bedrooms
- New carpet to all three bedrooms
- One bathroom
- Single garage with convenient internal access
- Updated modern lighting throughout
- Central gas heating
- Functional kitchen with excellent storage
- Newly installed dishwasher
- New washing machine included
- Security windows and doors
- Window coverings installed throughout
- Neat and well-maintained interior
- Private, low-maintenance backyard
- Garden shed for additional storage
- Quiet and peaceful complex
- Conveniently located close to local shops, schools and transport

The seller is motivated and will consider all serious offers. Don't miss your opportunity to inspect this hidden gem and make it your own.

- Year Built: 2009
- Land Size: 219sqm
- Property Size: 123sqm | Living: 102sqm | Garage Size: 21sqm
- EER: 6.0
- Rates: \$2,516 p.a.
- Body Corporate: \$726 p.q.
- Land Tax: \$3,388 p.a. (investors only)

#### Disclaimer:

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## MORE DETAILS

|               |                                                                                     |
|---------------|-------------------------------------------------------------------------------------|
| Property ID   | HP16PF8H                                                                            |
| Property Type | Townhouse                                                                           |
| House Size    | 123 m2                                                                              |
| Land Area     | 219 m2                                                                              |
| EER           | 6                                                                                   |
| Including     | Ducted Heating<br>Alarm<br>Intercom<br>Dishwasher<br>Built-in-Robes<br>Fully Fenced |

**Murhaf Al Daraan 0426 848 464**

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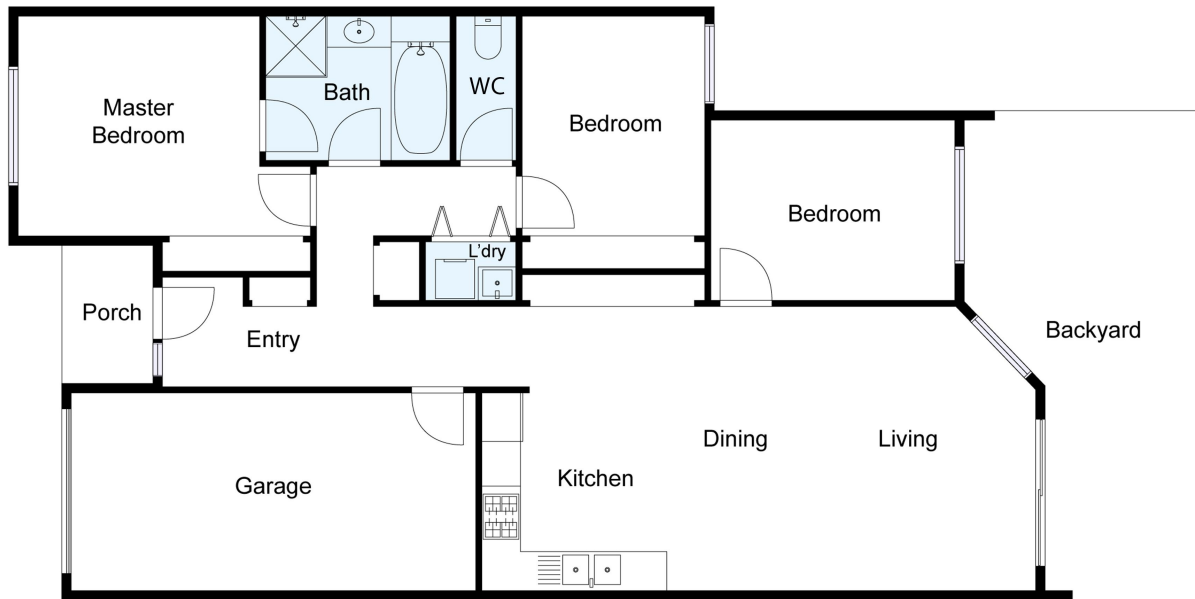
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