



Macquarie, 16 Richmond Street

Charming Family Home with Endless Opportunities

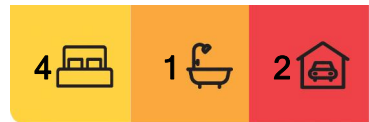
Situated in a prime location, this beautifully maintained 4-bedroom home offers a fantastic opportunity for families, investors, or those looking to create their dream home.

On a peaceful street in Macquarie, this home welcomes you with a large entry foyer, which connects seamlessly to two large living areas - both boasting huge windows and gorgeous outlooks. The North-facing living area in particular enjoys abundant natural light and leads onto a deck with expansive tree-lined views, as well as the large private backyard. Entertaining is also easy with the well-sized kitchen overlooking the 'North room'. Private from the living areas in the other wing, all four bedrooms are large with plenty of storage in the form of built-in wardrobes and shelving. In keeping with the charm of this home, they all feature large windows with leafy backdrops. Freshly painted, with recently installed floors and down-lights, your new home awaits.

Set on a 925sqm corner block with RZ2 zoning, the property also provides potential for



Disclaimer: 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.



For Sale
Auction

View
ljhooker.com.au/HNUWMF8H

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EER ★★☆☆☆☆

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redevelopment or even the possibility of building a second. This property offers immense potential for the savvy buyer-whether you're looking to update and expand or redevelop to suit your vision. Don't miss out on this rare opportunity to secure a home with endless possibilities in an unbeatable location!

Key Features:

- * Spacious 4-bedroom home with ample storage, including large built-in wardrobes
- * Freshly painted throughout and recently installed floors and downlights, ready to move in
- * Large light-filled living areas providing ample space for family gatherings
- * North-facing living room with breathtaking views and access to a rear deck, perfect for entertaining
- * Powder room off laundry for extra convenience
- * Generous backyard with plenty of space for future extensions, development or landscaping
- * RZ2 zoning offering a multitude of possibilities for redevelopment or adding a second dwelling
- * Great opportunity to design and create your perfect home

Location Highlights:

- * Easy walk to Jamison Centre, Capital Food Market and Macquarie Shops for all your shopping needs
 - * Only a short drive to Belconnen Town Centre, UC, Calvary Hospital, and Bruce CIT
 - * Conveniently close to Canberra High School, and Macquarie Primary School
 - * The area boasts a blend of suburban tranquillity and easy access to major amenities
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- * Land Size: 925sqm
 - * Living Size: 175sqm
 - * Rates: \$4,784 p.a.
 - * Land Tax: \$8,840 p.a. (investors only)

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More About this Property

Property ID	HNUWMF8H
Property Type	House
House Size	175 m2
Land Area	925 m2
EER	1.5

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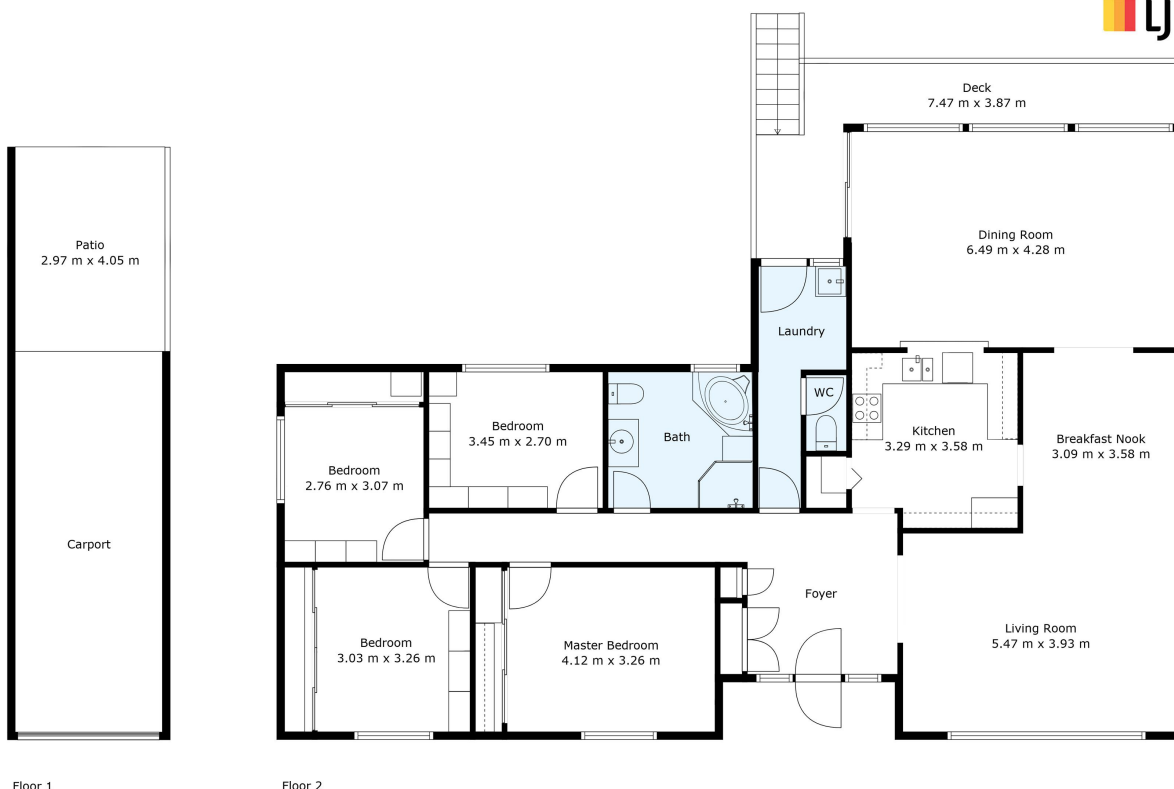


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Floor 1

Floor 2



16 Richmond Street, Macquarie

Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.