



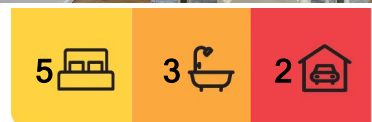
Mckellar, 67 Vagabond Crescent

Elegance with Generous Proportions

Built to satisfy the owners multigenerational family, you have the opportunity to live in a home that possess a little bit more sophistication than others on the market. While there are 5 bedrooms and three bathrooms, the home can be configured several ways, but importantly the whole house is on the one level and is under the one roofline.

Being a spacious residence there is of course a formal lounge and dining area and a separate large family room and meals area off the kitchen. Through the sliding door in the family room, you walk out onto a large covered deck, ideal for entertaining, relaxing or even a round of table tennis. And one section even has an electrically operated vergola louvered roof system to control the light and the elements while you sit and sip on your champagne.

It is the fifth bedroom and its location that is the prize and sets this home apart. It is a studio apartment connected to the house through the main hallway. It can be separated off



For Sale
\$1,100,000

View
ljhooker.com.au/HNSRK8H

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EER ★★☆☆☆☆

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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.

as just an apartment with its own facilities or with strategically placed cupboard it turns it into a one-bedroom flat. It has its own external access, private courtyard and two decks, one with a timber ramp.

This is multigenerational living is made easy, be that for parents, older children or you just need extra space for a large family. Of course, the separate access with its own parking area, means that you could rent the studio apartment out, giving you an additional income source. The configuration will depend on your needs, but inspection is a must if you need a large family residence.

There is of course a large brick double garage with room at the rear for a work bench or additional storage. And the home is set in established gardens and located in the desirable established suburb of McKellar.

I look forwards to seeing you at the open home.

Features & Benefits

- * Ideal multigenerational design
- * Gas Fireplace to Living Room
- * Ducted evaporative cooling
- * Large outdoor entertaining deck off family room
- * Under floor heating to ensuite
- * Ceiling ladder to roof space storage
- * Studio apartment has internal or separate access.
- * Private courtyards to studio apartment
- * Apartment has separate access.
- * Gas heating to the studio apartment - no cooling
- * Large double garage
- * Potting area at the back of the garage
- * Window treatments
- * Fishpond to rear garden

Essential Data

Size: 196.25 sqm

Land Size: 885 sqm

Rates: \$2,929 p.a.

Land Tax: \$4,858 p.a. (investors only)

Land Value: \$498,000

EER: 2.0

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More About this Property

Property ID	HNSRKF8H
Property Type	House
House Size	196 m ²
Land Area	885 m ²
EER	2
Including	Evaporative Cooling Courtyard Deck Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes Fully Fenced

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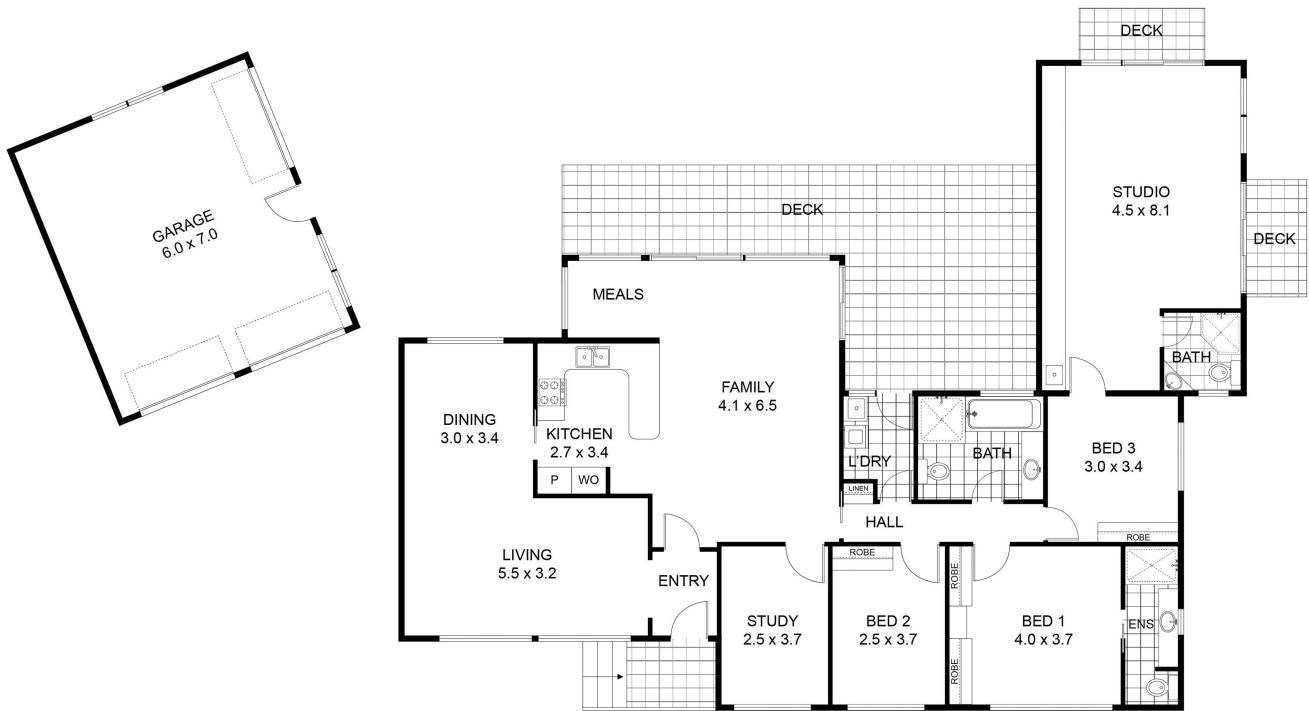
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67 Vagabond St, McKellar

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