



Weston

RARE MCCUBBIN RISE INVESTMENT OPPORTUNITY

INSPECTIONS AVAILABLE BY APPOINTMENT: Please contact Jane on 0408 662 119 or Emma on 0422 415 008 for property and inspection details.

CURRENTLY LEASED WITH DHA UNTIL JANUARY 2029 AT \$750 P/W

Designed to showcase modern interiors and ideal segregated living spaces, this beautifully designed residence provides the opportunity to secure an ideal 'set and forget' investment, or to break into the market of a quality, entry level family home in this sought-after location.

Stepping inside, the sense of space on offer is immediately apparent, with a spacious formal living area to your right, or the family/dining zone stretching ahead of you. The kitchen is well appointed between these spaces, offering gas cooking, stone benchtops, oven and an abundance of storage space. The family/dining zone is tiled for convenience, flowing with ease to the outdoor alfresco, both benefiting from this coveted north-to-the-



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.

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For Sale
\$890,000 +

View
ljhooker.com.au/HH8H5W

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EER ★★★★★★

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rear aspect.

Three bedrooms are on offer, two located on this level, both with built in robes. These are serviced by the main bathroom, offering a bath, shower and separate WC. The main bedroom is perfectly segregated, featuring a spacious walk-in robe and quality ensuite.

The home is well positioned on the block, offering covered alfresco entertaining, plus a surprisingly spacious yard with grassed areas and easy care gardens. Additional features include a double garage with internal access plus storage spaces, water tank, large separate laundry, ducted reverse cycle heating and cooling.

Built with the utmost quality in every facet, the location delivers a lifestyle that is second to none with an esteemed highly sought-after address. With Cooleman Court and various quality schools, parks and nature walks, the combination of a beautifully liveable home in a bustling locality and peaceful surroundings make this a unique opportunity for a family looking to settle in a thriving suburb in Weston Creek.

- Modern home in established suburb
- Segregated living areas
- North-to-the-rear aspect
- Low maintenance block with large grassed areas and alfresco entertaining
- Quality kitchen with stone benchtops, gas cooking, oven and great storage
- Segregated master with walk in robe and ensuite
- Two other bedrooms both with built in robes
- Main bathroom with bath, shower and separate WC
- Double garage with internal access and storage space
- Water tank
- Large separate laundry
- Ducted reverse cycle heating and cooling

Land size: 531m² (approx.)

Living size: 164m² living + 49m² garage (approx.)

Land value: \$630,000 (2023)

Rates: \$3,365 p.a (approx.)

Land tax: \$5,812 p.a (approx.)

Construction: 2015

EER: 5 stars

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ Hooker Woden/Weston does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.



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More About this Property

Property ID	HH8H5W
Property Type	House
House Size	213 m ²
Land Area	531 m ²
EER	5

Jane Macken 0408 662 119

Franchise Owner, Licensee, Licensed Agent ACT/NSW |
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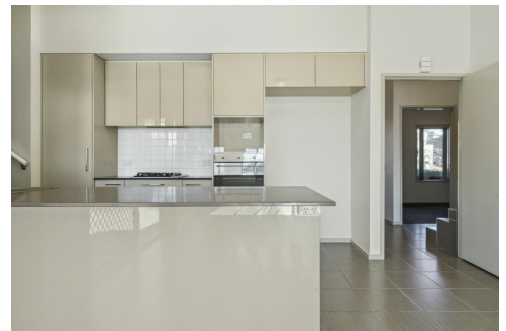
Emma Robertson 0422415008

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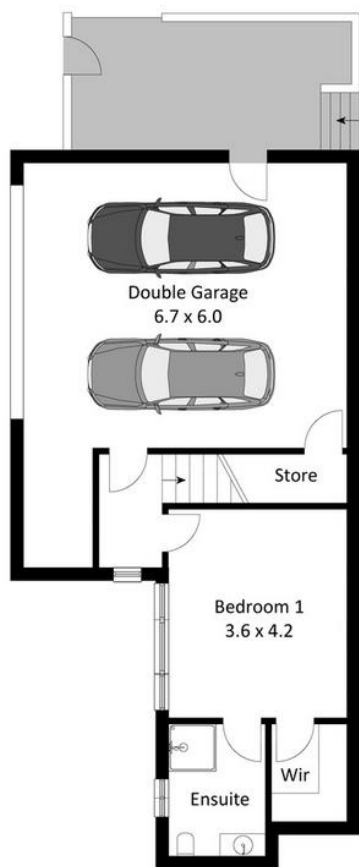
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Sub Ground Floor



Ground Floor



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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