



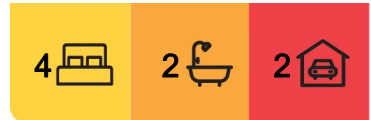
Wright, 3 James McAuley Crescent

Open The Door To Easy Care Living In Wright

3 James McAuley Crescent in Wright is a thoughtfully designed residence set in the silhouette of Mt. Stromlo, presenting all the benefits of suburban living with none of the drawbacks. Located on a quaint and serene loop street in the burgeoning suburb of Wright. An ideal location for young families looking to upsize on living as well as those looking to downsize on land holding.

On offer, is a beautifully crafted, modern four-bedroom, two bathroom freestanding home with creature comforts on offer, and easy care, low maintenance living and established gardens spanning for you to simply move in and enjoy.

Situated on a 405sqm block with 203sqm of built area, this home provides open plan living, durable and easy maintenance vinyl plank flooring, and a powerful ducted heating and cooling with an additional reverse cycle unit equipped to ensure comfort in every season.



For Sale
Auction

View
ljhooker.com.au/HX7H5W

Contact
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EER ★★★★★



LJ Hooker Woden | Weston
(02) 6288 8888

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.

The property comes equipped with solar hot water and solar panels for sustainability and efficiency for every season.

A spacious 165sqm of living space with plantation shutters equipped to the living spaces and main bedroom providing privacy and insulation.

Car accommodation consists of a secure double garage with internal access, plus additional parking at the front of the property. Storage solutions are on offer with the ceiling void and solutions built into the garage.

Built by Blackett Property group, boasting a solid reputation of quality and refinement in previous projects for over 30 years in the Canberra region, you can rest easy knowing the residence has been built to last.

The neighbourhood is one of the fastest growing regions in the ACT, with newly activated local shopping and amenities on offer, all walking distance away.

Plenty of parkland surrounds the residence, in addition to the Mt. Stromlo observatory and recreation centre only a few minutes' drive from your front door.

Well-connected public transport and roads to make the commute to both Woden and Civic town centres a matter of minutes.

With further development slated for the district, now is the perfect opportunity to get your own slice of the Molonglo Valley, ahead of predicted price growth in the not-too-distant future.

Property Features

- Master bedroom with ensuite and walk in robe, three additional bedrooms all with spacious built in robes
- Well-designed, spacious main bathroom with separate water closet
- Spacious Laundry adjacent to the accommodation wing
- Gas cooking and ample kitchen storage
- Open-plan kitchen and dining, separate second living area
- Secure garage with internal access, additional storage in the ceiling void and built in solutions
- Ducted reverse cycle heating and air conditioning and additional split system, for efficient and comfortable climate control
- Easy-to-maintain vinyl plank flooring in the living spaces and lush carpeted bedrooms
- Covered alfresco area adjoining the main living space, with irrigated neat and tidy gardens adjacent to the alfresco area

Rates: \$3,525 p.a (approx.)

Land Tax: \$6,731 p.a (if applicable)

EER: 4.5 out of 5

UV: \$567,000 (2024)



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More About this Property

Property ID	HX7H5W
Property Type	House
House Size	165 m2
Land Area	405 m2
EER	4.5
Including	Air Conditioning Ducted Heating Dishwasher Outdoor Entertaining Built-in-Robes Remote Garage Solar Panels

Charles Martin 0414 544 796

Licensed Agent ACT | charles.martin@ljhwodenweston.com.au

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23 Brierly Street, WESTON CREEK ACT 2611

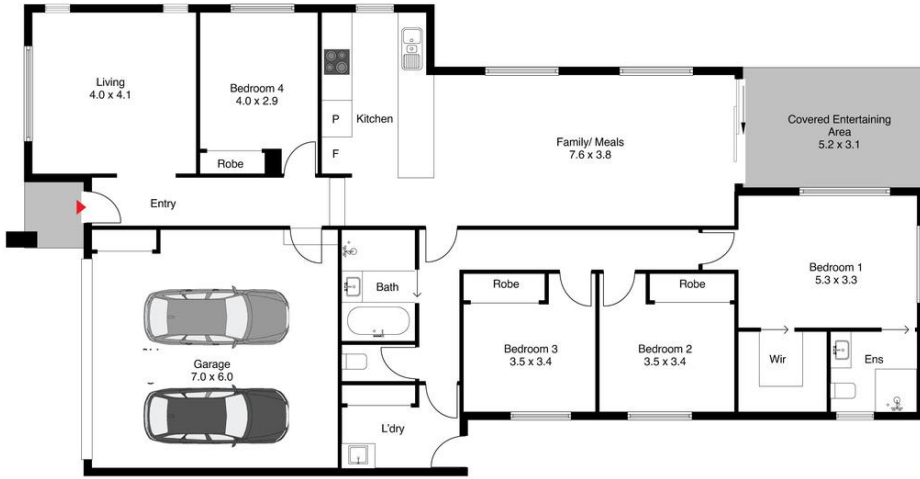
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The site plan and area not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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