

16 Neville Gare Street, Wright, ACT 2611

House For Sale

Thursday, 9 January 2025



16 Neville Gare Street, Wright, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Obi Shadmaan
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Auction 01/02/2025

Welcome to 16 Neville Gare Street, Wright – a beautifully designed single-level home on a generous 441m² block. With four spacious bedrooms, including a large segregated master with ensuite, this modern property is perfect for families seeking comfort and convenience. The open-plan kitchen, dining, and living area creates a seamless, light-filled space for everyday living and entertaining, while the separate lounge room offers a peaceful retreat for hosting friends and family, away from the hustle of the main living areas. Outside, the backyard offers alfresco style entertainment area with remote blinds for comfort and an easy maintenance yard ideal for kids, pets or gatherings with friends. The gardens keep maintenance simple, while the secure double-car garage, positioned at the rear, provides plenty of room for extra storage. This move-in-ready home includes ducted reverse-cycle air conditioning throughout, ensuring year-round comfort. Positioned in a quiet and family-friendly pocket of Wright, it's just moments from schools and public transport. You'll also love being close to Stromlo Leisure Centre, Stromlo forest park, Denman Prospect Shops and Canberra's renowned outdoor lifestyle. Designed with modern living in mind, 16 Neville Gare Street offers the perfect combination of space, functionality, and location. It's an ideal setting to create lasting memories and enjoy all that the area has to offer.

The Perks:

- 4 bed, 2 bath, 2 car design
- Multiple living areas
- Spacious and modern family home
- Abundance of natural light
- Segregated master bedroom complete with walk-in robe and ensuite
- Kitchen with induction cooktop, oven, dishwasher, breakfast bar and walk-in pantry
- Stainless steel appliances
- Reverse cycle air-conditioning system
- Full height tiling in bathrooms
- Large double garage
- Steps away from the vibrant Stromlo Leisure Centre, Stromlo forest park, shops, cafes, restaurants and bars
- Centre of Canberra with easy access to arterial roads within minutes from the CBD

The Numbers:

- Internal living: 188m²
- Garage: 41m²
- Block size: 441m²
- Build year: 2020
- Unimproved Value: \$604,000 (2024)
- Rates: \$836 per quarter
- Land tax (investors): \$1,568 per quarter
- Rental estimate: \$960 to \$990 per week
- EER: 6 stars