

**73 Osburn Dr, Macgregor, ACT, 2615**



**House For Sale**

Wednesday, 6 November 2024

73 Osburn Dr, Macgregor, ACT, 2615

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 6**

**Type: House**

## Space for all the family and their hobbies!

This spacious, two-story family haven is designed for growing families who need room for play, hobbies, and more.

The home features a flexible floor plan, with a large lounge room, a dining room that could be used as a home office or additional sitting room and a renovated kitchen with extensive storage options, a perfect space for entertaining.

With four bedrooms, each featuring built-in robes, and two updated bathrooms in soothing, neutral tones, everyone in the family will find comfort and style here. The fourth bedroom and third bathroom are located on the ground floor, ideal for family members who don't use stairs.

Outdoors, the fully enclosed front yard is a private retreat with dedicated zones perfect for entertaining and playing. Adults can unwind in the covered patio featuring a built in bar, whilst the kids have plenty of lawn to run and play.

Ideal for families who value storage, the property boasts an extensive garage and workshop setup. In addition to the main double garage, a second double garage with a high-opening roller door offers ample room for hobbies, tools, and seasonal items.

This home offers so much for the family who wants space!

### Features

- Renovated kitchen with extensive storage
- Covered outdoor entertaining area with built-in bar
- Main bedroom with built-in robes and ensuite
- The fourth bedroom and third bathroom on the ground floor
- Ducted cooling and ducted gas heating
- Ceiling fans in the bedrooms
- Solar panels 10.4kws (24 panels)
- Double garage with automatic doors
- Additional double garage with 3 metre (approx.) high doors
- Double carport and additional parking space
- Under house storage room, approximately 2.5m x 2.5m
- Laundry with built-in storage, including dog crate
- Above ground pool (easily removed if needed)
- Block zoned as Rz2

Lower level: 126.91m<sup>2</sup>

Upper level: 72.74m<sup>2</sup>

Garage size: 33.54m<sup>2</sup>

Detached garage size: 36m<sup>2</sup>

Land size: 810m<sup>2</sup>

Year built: 1974

Rates: \$2,691 (approx.)

Land tax: \$4,566 (if tenanted approx.)

UV: \$439,000 (approx.)