

**1/21 Beeston Street, MacGregor, ACT 2615**

**House For Sale**

Friday, 1 March 2024

**Canberry.**

*Live Where You Love*

1/21 Beeston Street, MacGregor, ACT 2615

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 505 m2**

**Type: House**



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**\$875,000**

What you'll love...1/21 Beeston Street is a charming house that is now available for sale. This delightful property boasts 3 bedrooms, 2 bathrooms, single garage, and single carport. Situated in the peaceful suburb of Macgregor, this home faces a reserve with walking tracks and a playground. The heart of the home is the beautiful kitchen that overlooks the open plan living and dining area flooded with natural light thanks to its northern orientation. The master bedroom is located at the front of the house, offering privacy with a walk-through robe and ensuite. The second and third bedrooms at the rear both feature built-in robes and share access to the main bathroom. Outside, there is ample space for children to play or for you to relax and entertain. With local shops, amenities, and schools just minutes away, this property offers convenience and comfort for families or downsizers looking for their next home. This property would be appealing to first-home buyers as it offers spacious living areas perfect for starting a new family. Downsizers would appreciate the low-maintenance lifestyle in a peaceful location close to amenities. Young couples can enjoy modern features like solar panels while families will love having room to grow in this family-friendly neighborhood. The only thing left for you to do, is move in and start living life where you love.

**At a glance...**

- A wide grand entrance with a large linen press
- The heart of the home is the beautiful kitchen that overlooks the open plan living and dining area flooded with natural light thanks to its northern orientation
- Kitchen with stone benchtops, gas cooking, and a walk-in pantry
- Living and dining area opens out to decked alfresco area with stunning views
- L-shaped study nook positioned off the living area
- The master bedroom is located at the front of the house, offering privacy with a walk-through robe and ensuite
- The second and third bedrooms at the rear both feature built-in robes and share access to the main bathroom
- The main bathroom with floor to ceiling tiles and a bathtub and shower
- Large, low maintenance backyard with side access
- Carport with rear access and single lock up garage with internal access
- Ducted reverse cycle heating and cooling
- 6.7kw Solar panels
- Nearby is Kippax Shopping Centre, and Charnwood Shops with good access to Belconnen and the CityLove

**The Location...**

- Within 2 minutes' drive to the Macgregor Shops
- Within 4 minutes' drive to the Macgregor Primary School
- Within 5 minutes' walk to public transport
- Within 4 minutes' drive to the Charnwood shops
- Within 9 minutes' drive to the Westfield Belconnen

**Property details...**

Living: 146.7sqm (approx.) Garage: 26.3sqm (approx.) Carport: 24.6sqm (approx.) Porch: 8.8sqm (approx.) Total Build: 206.4sqm (approx.) Land: 505sqm (approx.) Built: 2018 EER: 5.5 UV: \$268,800 Rates: \$548pq (approx.) Land Tax: \$776pq (approx.) only if rented

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