

# 1 Falkiner Place, Macarthur, ACT 2904

LUTON

## House For Sale

Saturday, 25 November 2023

1 Falkiner Place, Macarthur, ACT 2904

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 1072 m2

Type: House



Tim and Justine Burke  
0411878587



Julia Atkinson  
0410141016

**\$1,299,000**

If you've been searching for the perfect property with enough living spaces and bedrooms to accommodate a large family in comfort, you will be delighted to have found this generous and well-maintained home in an elevated position backing and siding onto reserve. An attractive and commanding street presence welcomes you to the home. The sunny front deck takes you to the entry foyer with central atrium, and this main level includes a formal lounge and dining room, open plan kitchen and meals/family room, five bedrooms (or four plus study), and a renovated bathroom and ensuite, with a lot of these rooms featuring raked ceilings. The generous kitchen features an island bench, 5 burner gas stove, 900mm oven and lots of storage. The kitchen/meals area seamlessly flows out to the huge, covered deck that has a peaceful outlook to the reserve behind, and is the perfect space for entertaining with a built-in spa, seating and outdoor fans. Downstairs provides additional, versatile space with an open rumpus area, two additional rooms and a toilet. All the family's and visitors' cars can also be amply accommodated with the oversized double garage with internal access, the circular driveway plus second driveway. A property such as this one with its generous size and layout, and segregated indoor and outdoor areas will clearly be a fabulous home for a blended or multigenerational family! Features:-[Elevated 1072m<sup>2</sup> block backing and siding onto reserve](#)-[Large family home spread across two levels](#)-[Separate living areas](#)-[Large, updated kitchen](#)-[Five bedrooms, four with built-in wardrobes](#)-[Renovated bathroom, ensuite and powder room upstairs](#)-[Balcony off lounge/dining room](#)-[Huge covered entertaining deck off family/meals with spa](#)-[2 reverse cycle split systems](#)-[Rumpus room downstairs plus two additional rooms](#)-[Downstairs toilet](#)-[Oversized double garage with internal access and one auto door](#)-[Abundant off-street parking](#)-[Walking distance to local schools and shops](#)-[Rental appraisal of \\$800 to \\$900 per week EER: 0](#)Land Size: 1072m<sup>2</sup>Living Size: 206m<sup>2</sup> (approx.)Garage/Utility: 76m<sup>2</sup> (approx.)Land Rates: \$3,382 p.a (approx.)Land Value: \$617,000 (approx.)