

1 Tipping Place, McKellar, ACT 2617



Sold House

Thursday, 9 November 2023

1 Tipping Place, McKellar, ACT 2617

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



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What you see: Flooded with natural light, this brand new residence was designed with family and entertaining in mind. Northerly orientated and spread out across one level, this home offers all of the benefits of a brand home. With views outside from the kitchen and alfresco area, you can watch the kids play in the large private back yard while entertaining friends and family inside. This home offers a modern lifestyle with all of the benefits of a centrally located established neighborhood. What we see: A tightly held suburb, which makes this turnkey opportunity even more special. See more: Single storey brand new residence Chef's kitchen with stone island benchtop, custom joinery and ample storage Electrolux Appliances include induction cooktop, steambake oven, dishwasher and rangehood North-facing living and dining flooded with natural light Raked ceiling in living area and feature high-line windows Integrated indoor/outdoor living spaces Master bedroom with dressing room and luxurious en-suite with dual vanity and double walk in shower Three additional bedrooms, one with an ensuite and two with built-in robes High end main bathroom with feature wall hung vanity, walk in shower and freestanding bath Timber and carpeted flooring throughout Study with built-in joinery Double glazed window Mud room Rumpus room Security system Ducted reverse cycle heating and cooling Covered alfresco area with built in barbecue Low maintenance, fully landscaped gardens with automatic irrigation Double garage with internal access Close proximity to Lake Ginninderra Within 3 minutes drive' to Evatt Primary School Within 3 minutes drive' to Miles Franklin Primary School Within 5 minutes drive to University of Canberra Within 10 minutes drive' to Westfield Belconnen Total GFA: 294m² Total Living: 222m² Garage: 49m² Block size: 750m² Built: 2023 EER: 6.0 Rental Appraisal: \$880 - \$930 p.w Rates: \$3,579 p.a Land tax: \$6,270 p.a UCV (2023): \$645,000