

**10/204 Macfarlane Burnet Avenue, MacGregor, ACT**



**2615**

**Townhouse For Sale**

Wednesday, 24 April 2024

**10/204 Macfarlane Burnet Avenue, MacGregor, ACT 2615**

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 80 m<sup>2</sup>**

**Type: Townhouse**



George Vlandis  
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Joy Patel  
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## Auction

Located in a boutique complex opposite reserve this charming two-bedroom villa offers a blend of private, low-maintenance living with beautiful outdoor space. Ideal first home buyers, downsizers, and investors. From the private front courtyard and deck you'll notice how the home takes full advantage of the north aspect. Large sliding windows flood the spacious living and dining area with light and offer a welcome flow between indoors and out. The kitchen is fully equipped with gas cooking, a tile splashback, dishwasher, and ample storage. Both bedrooms have built-in robes and are serviced by the modern bathroom with separate shower and bath, along with a separate toilet. For added convenience, there's a separate laundry, linen storage while the reverse cycle split system and solar-powered hot water system will keep you comfortable in all seasons. Out the back you'll be amazed at the amount of space to enjoy and make your own. Situated at the end of the row and with side access for convenience to the charming garden, or room for the trailer or boat. Don't miss this wonderful opportunity!

\* North facing \* Single level living in quiet complex of only 16 units \* Open plan living \* Fully equipped kitchen \* Built in robes to both bedrooms \* Linen storage \* Bathroom with separate shower and bath \* Powder room \* Spacious laundry \* Single lockup garage with internal access \* Solar hot water \* Split system heating and cooling \* Large backyard with side access \* Sunny front courtyard with deck \* Outdoor entertaining Block: 341sqm Living: 80sqm Garage: 20sqm EER: 5.5 Rates: \$ 2,286.15 p.a. Land Tax (Investor Only): \$ 3,039.50 p.a. Body Corp: \$ 2,094 p.a.

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