

**10 Tilley Place, McKellar, ACT 2617**



**Sold House**

Friday, 12 April 2024

10 Tilley Place, McKellar, ACT 2617

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 768 m2**

**Type: House**



Treston Bamber

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## Contact agent

Classic charm meets modern style with this updated home in McKellar. Beautifully presented inside and out, this home is sure to appeal to families, professionals, or downsizers looking for a property in a peaceful location that can be enjoyed from the day you move in. Attractive, timber-look flooring flows through the combined dining and kitchen area to the separate lounge, creating a warm and welcoming ambience. The infusion of natural light through expansive windows elevates the appeal, making it an ideal setting for both relaxed living and sophisticated entertaining. The updated kitchen is fully equipped to meet all your cooking needs, while the adjoining updated laundry provides further bench and storage space. Three good-sized bedrooms, all with built-in robes, are serviced by a fully tiled bathroom with separate bath and shower and a bespoke statement vanity that adds a touch of elegance to the room. Additional features include rooftop 5kW solar panels, saving you money on the bills, a double lock-up garage with extra off-street parking for three vehicles, wall-mounted heating in the dining area, reverse cycle air conditioning in the living room, and ceiling fans in the bedrooms. Step outside to the sunny, northeast-facing entertaining deck where you can savour alfresco dining with friends and family or a relaxed Sunday brunch while you soak up the sun. The large, fenced yard is neatly landscaped with established gardens, including a variety of fruiting trees and plenty of lawn space for children and pets. With a huge front garden as well, you can enjoy the privacy the leafy outlook provides. Nestled in a quiet, leafy cul-de-sac, this home is minutes from schools, parks, and Evatt shops, with Belconnen city centre a short 10-minute drive away. A nearby bus stop provides easy connectivity to Belconnen and Gungahlin and for weekend recreation, Lake Ginninderra and surrounds are a bike ride away. Buyers looking for a well-presented quality home in a peaceful, sought-after location should inspect. Call the office for inspection times today.

**Auction Details** - This home will be auctioned on site on Saturday 4th May 2024 at 12pm - Unless sold prior to.

**Features** -

- Updated brick & tile home on generous 768m<sup>2</sup> block
- 3 beds with BIR + updated bath with separate WC
- Combined kitchen & dining + separate lounge
- Updated kitchen & adjoining updated laundry
- Electric cooktop + under bench oven + dishwasher
- R/C split system air conditioning + wall heater
- 5kW solar + DLUG + extra off-street parking
- Sliding doors open to a sunny entertaining deck
- Neatly landscaped, fenced yard, fruiting trees
- Close to schools, shops & walk to busses
- Short drive to Belconnen; approx. 14km to Civic
- Proximity to Uni of Canberra and Calvary Hospital
- Close to parks, lake, wetlands, bike and walking paths
- Updated home in a quiet cul-de-sac close to amenities