

# 11 Macfaull Place, Stirling, ACT 2611

## House For Sale

Tuesday, 26 December 2023

11 Macfaull Place, Stirling, ACT 2611

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 681 m2

Type: House



Anthony McCormack  
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## Auction

Nestled at the end of a cul-de-sac, this is the perfect opportunity to enter the property market, downsize or invest in a wonderful three-bedroom home in Stirling. Well maintained and presented, the home offers a practical layout with generous living proportions, separate sleeping quarters, and a sizeable, recently landscaped backyard. There's nothing to do but move in and enjoy. Situated within walking distance to parks and St. John Vianney's Primary School, and only a short drive to Cooleman Court. REGISTER YOUR INTEREST HERE: <https://prop.ps/l/UncMFTtfW060FEATURES>

Well-built home in a great location - Three spacious bedrooms, two with built-in wardrobes- Bathroom with separate toilet- Generous and separate living and dining areas- Functional modern kitchen with ample storage, bench space, and electric appliances- Ducted reverse cycle air conditioning- Plenty of storage space throughout- Easy care, flat block with recently landscaped yard and entertaining deck- Established front courtyard- Veggie garden- Double lock up garage / large workshop or garden shed- Located at the end of a cul-de-sac with no through traffic- Borders a green belt- Walking distance to parks, playing fields, St. John Vianney's Primary School and bus stops- Only a short drive to Cooleman Court, Woden Town Centre and The Canberra Hospital

WHAT THE SELLERS LOVE ABOUT THE HOME

1. We both fell in love with the kitchen as soon as we saw the property for the first time - a modern kitchen with beautiful features, natural lighting and views of the backyard. It's been an ideal environment for cooking together and for entertaining friends.
2. Being located in a cul-de-sac with a green belt behind, and a front garden/backyard gave the property a tremendous feeling of space with greenery around us.
3. The central location of the property was ideal, being a 15 minute drive from Civic and very close to the Weston Creek shops and Woden. As nature lovers, we would occasionally walk the Cooleman Ridge Nature Track from home and walk/ride through Stromlo Forest Park, a 10 minute drive away.

STATISTICS (all figures are approximate)

EER: 0 House Size: 116m<sup>2</sup> Garage: 34m<sup>2</sup> Land Size: 681m<sup>2</sup> Land Value: \$634,000 (2023) Construction: c1980 Rates: \$861 per quarter Land Tax: \$1,503 per quarter (only applicable if not primary residence) Rental Range: