

**12 Mcginness Street, Scullin, ACT 2614**

home by holly

**House For Sale**

Friday, 3 May 2024

12 Mcginness Street, Scullin, ACT 2614

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Type: House**



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## Auction 11:00am Saturday 18 May

It is hard not to be won over by the kaleidoscope of natural hues that complement the vintage appeal of this sweet four-bedroom home. Earthy tones meet golden light, as large windows capture nature at every turn. Multitudinous spaces inter-connect, flowing to outside, culminating in a delightful garden studio. McGuinness is a quiet street with deep verges and a mix of soft, leafy eucalyptus trees. It is a short stroll to Page Oval Playground and the newly enlivened Scullin shops. This peaceful suburb places you moments from the bustling Belconnen Precinct and close to the beauty of local reserves and Lake Ginninderra. It is also just a short commute to the heritage inner-north and the happenings of Braddon and the CBD. The home sits comfortably behind sandstone garden wall, neat hedging and duo of mature mop tops. The form is classic red brick with a pop of leaf-green trim. There is a dedicated off-street parking bay to the front and a private driveway that ushers to a carport with auto-door. Beyond there is another double carport that fronts a double garage, gifting covered parking for five cars. A mid-century door welcomes with its geometric carvings and sidelight, the private entry sheltered and enclosed by an endearing porch, lined with matching green cladding. Within social spaces inter-connect in a harmonious circular flow and there are plenty of different areas for family connection or repose. Slate floors stretch underfoot as walls delight in rich chartreuse and clay, in a generous nod to the natural bush surrounds. The front living combined dining takes in elevated views of the garden and street, while the second living, meals and kitchen spills to the palatial rear gardens. We love the original kitchen with its easy-care laminate in 70s inspired timber grain, with classic round knobs. There is a ton of storage and a long peninsula that provides a relaxed gathering spot for family and friends, allowing the conversations to flow as you cook. The gorgeous master retreat houses a generous bedroom, walk-in-robe and ensuite bathroom with adjoining study that could be used as a nursery in the early family years. Think relaxing after a long day in your own private domain, drifting to sunny paved entertainment space for a glass or two as the kids play in the garden. Or sleeping with doors flung open, capturing cooling breezes in the summer months. There are three additional large bedrooms and plenty of built-in-storage to keep the clutter at bay. A family bathroom sits central, finished in warm neutrals, concordant with the overall design theme of the home. There is also a large internal laundry with direct garden access. Is there anything better than a dedicated yoga room or artist studio, nestled within a mix of old growth trees and plantings? The whole garden arena an immersive experience, a tranquil and year-round living oasis to enjoy...a place to gather, dine, exercise, create and relax. It is an easy stroll to Sweet Bones Bakery and Café for a great coffee and delectable cinnamon and the chance to meet some familiar and new faces. There is a decided buzz at the local shops...colourful new murals adorn once blank walls; Change Wellness is bringing people together for yoga classes and newcomer Muku Ramen Bar is serving up modern plant based Japanese food. There are old favourites like Another Chance Op Shop for great vintage finds and Sue's Kitchen for a relaxed dinner. Surrounded by a myriad of sporting fields, playgrounds and parks the home is immersed in leafy beauty, and it is not far to the stunning walking tracks of Pinnacle Reserve. The dynamic and evolving Belconnen precinct is a few minutes away with its myriad of dining and shopping options, including the Belconnen Capital Markets, currently undergoing an exciting refurb. The home is close to transport and a choice of schools. The Arboretum, GIO Stadium, AIS, the UC are all nearby. And the home is a mere 15 minutes to the CBD by car. features..gorgeous light filled four-bedroom home in leafy Scullin brimming with vintage charm. soothing palette in rich natural hues. rich slate flooring. lovely drift to rear deck and established gardens. pristinely quiet and very private. large windows framing nature at every turn. combined living and dining with expansive glazing capturing the front garden. second generous living and meals with open kitchen. charming kitchen with banks of storage, breakfast bar, freestanding electric cooktop and oven, and dishwasher. generous parent's retreat with walk-in-robe, ensuite and bedroom opening to sunny entertainment space - adjoining home office, nursery or dressing room. bedroom two with built-in-robe and study nook. bedroom three with built-in-robe. bedroom four or home office overlooking front garden. family bathroom with separate toilet. internal laundry with direct garden access. ceiling fan to dining room. ducted electric heating and cooling. pretty rear garden with established trees and plantings, firepit area and raised veggie beds. sunny garden studio. garden shed. single carport with auto-door .additional double carport and double garage. off-street parking bay. surrounded by playgrounds, parks and sporting ovals. an easy stroll to Scullin shops, local schools and close to transport. handy to the Belconnen precinct and 15 minutes to the CBD by car. EER: 1Land size: 758m2 (approx) UV: \$479,000 Rates: \$2,781 (approx) Land Tax: \$4,514 (approx) if rented Internal living area: 174m2 (approx) Year built: 1969 (approx)