

13 Bean Crescent, McKellar, ACT 2617

LUTON

Sold House

Thursday, 1 February 2024

13 Bean Crescent, McKellar, ACT 2617

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 743 m2

Type: House



Aniko and Peter Carey
0261763466

\$1,100,000

Situated in an elevated, quiet location, only a short walk to the lake, this tastefully renovated home presents a stylish, contemporary façade, set amidst attractive, easy care landscaping. It offers formal and casual living areas which flow onto a choice of entertaining spaces, which can be enjoyed through all the seasons, four bedrooms, an ensuite and 5th bedroom/multi-purpose room, potentially self-contained living. The impressive entrance is bathed in light from an architecturally designed skylight, and opens to the elegant formal lounge and dining area, highlighting striking, freshly polished Cypress flooring. Full length, cedar framed windows fill formal living areas with light, and this flows onto a generous, covered entertaining area. Here, timber screening and rendered panels add to the modern look of this outdoor space, sheltered by hedging. Glass panelled doors lead to the spacious, open plan casual living area, bathed in light from windows and sliding door to the north aspect, inviting sunshine to pour in over the cooler months. A private outlook over beautifully planted rear garden with grassy play space, bordered by neat hedging all around. A choice of paved outdoor areas are blissfully warm over the winter months, and overlook gardens planted with port wine magnolia, lemon and lime trees. The updated kitchen features stone benchtops, glass splashback, gas cooktop, stainless steel appliances and ample storage. Magnetite double glazing and cork flooring add to warmth in casual living, and there is a reverse cycle air conditioner and ducted gas heating. On the upper level, the spacious master bedroom and balcony offer views to Belconnen Town Centre and mountains, a reverse cycle air conditioner, built-in robes and renovated ensuite, featuring Italian glass tiles and dual basins. Three other bedrooms each have modern built-in robes, and the second opens onto the balcony. The main bathroom has been renovated, offering bath and shower. On the lower level, a fifth bedroom or multipurpose room offers a wall of storage and has potential for self-contained living as it is adjacent to the updated laundry, new w/c and external door. Convenient internal access to the double garage, with shelving. The ideal location is only metres to the lake and a park, along a new pathway under the road. For the family, it is just a short walk to a childcare centre and proximity to Miles Franklin and Evatt Primary Schools. A few minutes' drive to Belconnen town centre, University of Canberra, North Canberra Hospital, football stadium and Radford College. This modern, inviting home offers plenty of space for a relaxed lifestyle, all ready for your house warming!

Key Features

- Tastefully renovated, spacious home, situated in elevated, quiet location, only metres from lake
- Contemporary street appeal, complemented by attractive, easy care landscaping
- Separate formal and casual living areas open to a choice of entertaining spaces, four bedrooms, ensuite and a fifth bedroom/multipurpose room with potential for self-contained living
- Fresh neutral décor throughout and striking, newly polished, Cypress solid timber flooring
- Impressive entry bathed in light from architecturally designed skylight opens to elegant lounge/dining area
- Generous, covered entertaining area with timber screening and rendered panels creating a modern, private outdoor space, sheltered by hedging
- Light filled casual living area, featuring full length windows and sliding door to north aspect
- Smart kitchen features stone benchtops, glass splashback, gas cooktop and stainless steel oven, double sink and a third sink adjacent to outside courtyard
- Magnetite double glazing to casual living area, reverse cycle air conditioner and ducted gas heating
- Family room opens to two paved entertaining areas
- Terraced garden offers grassy play space and glossy evergreen foliage of Port Wine magnolia, lemon and lime trees, raised veggie bed, separate clothesline area, all surrounded by colourbond fencing
- Spacious master bedroom with a balcony enjoys views to Belconnen Town Centre and mountains, a reverse cycle air conditioner, built-in robes and renovated ensuite
- Three other bedrooms offer modern built-in robes, and second bedroom opens to balcony
- Renovated main bathroom features a bath and shower
- Rinnai instantaneous hot water
- Bright, lower level bedroom or multipurpose room, has a wall of storage and potential for self-contained living, and is adjacent to laundry, with a new w/c and external door
- Crimsafe screens to external doors
- Internal access to double garage and auto mechanism to one door
- Off-street parking for five additional cars and paved parking for a caravan
- As-new guttering and barge caps, and fresh exterior painting
- Ideal location, only a short walk to the lake with a park, close to a childcare centre, Miles Franklin and Evatt Primary Schools, and a short drive to town centre, UC and hospitals

Rates \$ 3,744UV \$ 683,000