

**133 Macfarlane Burnet Avenue, MacGregor, ACT  
2615**



**Sold House**

Friday, 29 March 2024

133 Macfarlane Burnet Avenue, MacGregor, ACT 2615

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 480 m2**

**Type: House**



Treston Bamber

0488488956

**\$880,000**

Enjoy easy-care living with this contemporary home in a tranquil Macgregor setting. Light-filled and immaculately presented throughout, this home offers an ideal family lifestyle close to parkland, schools, and shops. The well-designed floorplan strikes a perfect balance between private and communal spaces with a spacious open-plan living area and three good-sized bedrooms with built-ins - the two minor bedrooms sharing a full family bathroom with separate toilet and the secluded parent's retreat with its own ensuite and walk-in robe. Large picture windows flood the living space with natural light, while the contemporary interiors and easy-care tiled floors enhance the sense of spaciousness, making this a comfortable and elegant room for the family to gather in. The modern kitchen combines style and functionality with sleek cabinetry, stainless steel appliances, a gas cooktop, and generous benchtop space. Ducted heating and cooling ensure all-year climate comfort, and with everything detail taken care of, right down to the window furnishings and security system, this home is immediately liveable with no work needed. Sliding doors allow seamless flow to the covered outdoor entertaining area with its recently replaced pergola roof and outdoor blinds to shade you from the afternoon sun. With room for both a dining table and a lounge setting, this is the perfect spot for hosting large family gatherings, kids' birthday parties, barbecues with friends, or simply relaxing over an evening dinner. The yard is fully fenced and low-maintenance, with lawn for the kids and dog to run around. Peacefully located in a quiet, family-friendly neighbourhood that's well established, you're a short walk away from a selection of playgrounds, so the kids have plenty of space to run around with their friends. Macgregor Primary School is a short drive or bike ride away, and Kippax Fair is a convenient 5-minute drive, providing easy access to shopping and dining. Experience contemporary style and convenient, easy-care living with this beautifully presented home. Contact the office to schedule a viewing.

**Auction Details** - This home will be auctioned in rooms at Ray White Canberra Auction House at 2/14 Wales Street Belconnen on Thursday 18th April 2024 at 5.00pm.

**Features** - [?](#) Modern family home on 480m2 block [?](#) 3 beds with BIR + 2 baths + separate WC [?](#) Secluded main bed with WIR & ensuite [?](#) Light-filled, open-plan living, dining, kitchen [?](#) Kitchen: gas cooktop, oven, & dishwasher [?](#) Lots of sleek storage and benchtop space [?](#) Ducted heating & cooling in living & bedrooms [?](#) Double lock-up garage with internal access [?](#) Full laundry room with direct yard access [?](#) Large, covered outdoor patio with blinds [?](#) Fully fenced, low-maintenance yard with lawn [?](#) Security system + water tank + roller blinds [?](#) Walk to a selection of parks & a bus stop [?](#) Close to primary schools & Kippax Fair [?](#) Ideal family living in a quiet, convenient locale

**Disclaimer:** All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.