

14 Lipscomb Place, MacGregor, ACT 2615

House For Sale

Wednesday, 7 February 2024



14 Lipscomb Place, MacGregor, ACT 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 786 m²

Type: House



Sienna Sewter
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Offers Over \$649,000

In the heart of a tranquil cul-de-sac, nestled at the end of a quiet, family-centric haven, stood a residence that had become more than just a house – it had become a home, a sanctuary, and a witness to six years of cherished family memories. For the homeowners, the allure of this abode extended beyond its sturdy structure. The quiet cul-de-sac, free from the hustle and bustle of traffic, provided an idyllic space for the family to unwind and create their own haven of peace. Becoming a part of a warm community, this residence provided a place where neighbours became friends, hosting annual street gatherings that painted the cul-de-sac with the colours of camaraderie, especially during the cherished Christmas celebrations. Backing onto a nature reserve, the property exudes a sense of tranquillity, providing a private retreat from the demands of daily life. Macgregor, with its well-established charm, painted a picture of beauty with its trees and gardens – a daily backdrop for the family's journey. With everyday amenities just a short commute away, including local schools and the Kippax Fair shopping centre, the homeowners found the perfect blend of convenience and comfort. Belconnen, a mere 10-minute drive, offered a plethora of options at Westfield, creating a hub for the family's varied needs. Inside, the open-plan living space became the heart of the home, the ability to prepare and cook meals while entertaining their guests at the same time created countless moments of joy, laughter, and relaxation. The master bedroom is carpeted with venetian blinds and curtains, a built in robe and ceiling fan for the warmer days, the additional two bedrooms offer ceiling fans, block out roller blinds and curtains with hard wood flooring. The main bathroom is fully tiled with a separate toilet. Running along the rear of the property, a sunroom stands as a testament to the family's love for the warm embrace of the sun, overlooking the spacious backyard. Reflecting on Canberra's cooler months spent indoors, and the lively summers filled with gardening and BBQs, the family fondly looked back at their time spent in each corner of this haven. Outside, the spacious large backyard provides sustainable & secure living with the homeowners previously having a vegetable garden and chicken coop, earning compliments for its inviting nature. It has been a haven for the family's children, a place to play, explore, and create their own memories, while an undercover veranda, became the stage for numerous family gatherings while watching the little ones explore. The double car, lock up garage, has been fit with electricity and a fireplace, transforming the space into a 'Man Cave' for the pursuit of hobbies without disturbing the flow of family life. For additional parking there is a generous undercover carport, currently used for recreation, where the homeowners have set up a home gym taking advantage of the fresh air, protected from the elements. As the homeowners prepared to part ways with their beloved home, they do so with a mixture of sadness and excitement. Teenagers who once filled the rooms with laughter and energy have now outgrown the space, prompting the family to embark on a new chapter in a larger home, closer to their workplaces and their children's desired schools. Standing proudly, this home now awaits its next residents – offering a canvas of possibilities for new dreams and memories. Whether looking to move right in or seeking a fixer-upper, this fantastic family residence is poised to start its next chapter, carrying with it the echoes of laughter and the warmth of cherished moments. More Details:- Three bedrooms, two ft. hardwood flooring, ceiling fans, block out roller blinds & curtains - Master bedroom ft. built-in wardrobe, ceiling fan, carpet, Venetian blinds & block out curtains- Open plan living, kitchen & dining ft. hardwood flooring- Kitchen ft. 600mm electric cooktop, built-in Bosch oven, dishlex dishwasher - Ceiling fans to living space & bedrooms- Instant hot water- Ducted reverse cycle heating & cooling throughout- Brand new gas heating unit installed in 2020- 4KW solar panel electricity system- Single glazed windows throughout- Sunroom overlooking backyard- Fully tiled main bathroom ft. frosted windows & separate toilet- Separate laundry ft. external access- Undercover veranda ft. spa- Double car, lock up garage ft. electricity & fireplace (used as a "Man Cave")- Undercover oversized carport parking- Additional on-site/street parking available- Spacious, secure backyard ft. garden shed- Undercover veranda ft. spa- Established, low-maintenance front yard- Front deck & stairs installed in 2021- Year Built: 1972- Approx. Block Size: 786sqm- Approx. Living Size: 96.6sqm- Approx Garage 33.4sqm - Approx Carport 55.6sqm- Approx. Council Rates: \$624 per quarter- Approx. Rental Return: \$550 - \$600 per week