

**15/15 MacPherson Street, O'Connor, ACT 2602**

home by holly

**Townhouse For Sale**

Tuesday, 14 May 2024

15/15 MacPherson Street, O'Connor, ACT 2602

**Bedrooms: 1**

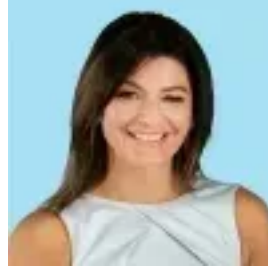
**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Jenny McReynolds  
0491850701



Cris O'Brien  
0409308038

**\$610,000+**

Single level living in the perfect location! This peaceful single level villa rests within a boutique development, directly across from O'Connor shops and just moments from the ANU and the CBD. Open plan living spills to a sunny courtyard, enveloping you in a leafy enclosure. Wonderful northern light and an open plan design contribute to a lovely spaciousness, while a palette of soft neutrals soothes and holds. Flowing to gardens on two sides, the home feels intimately connected with nature within its perfect inner-north locale. This boutique low-rise development is enclosed by green walls and softened by pretty landscaping and established trees. Private driveways usher past neat villas, tucked away behind high courtyard walls. Bagged brick and black tiled rooftops gift a Mediterranean feel, as age-old pencil pines dot the gardens. A paved drive ushers to a garage with the convenience of internal access. The spacious corner kitchen is ideally placed to spill to alfresco dining beneath the reaching arms of a magnificent deciduous tree. Banks of cabinetry meet striking granite worktops as quality appliances from Smeg get the job done. The long peninsula is the spot to gather, think family and friends, conversations flowing, cooking up a storm. We love the subtle Tuscan notes from the terracotta floor tiles to the earthy floral accents that dot the two-way bathroom walls and floor. And the easy-care timber look laminate flooring that stretches to meet calming buttery neutrals. Large black windows and doors frame the courtyards on both sides, welcoming a blessing of natural light. The bedroom with built-in robe feels calm and welcoming, with glass sliders that open to a feeling of calm, as tall pittosporums creates living walls and paving ushers to a secret garden nook. This is a lovely spot for quiet reflection, or perhaps some dedicated reading, cuppa in hand. Underpinning it all is the lifestyle, the home just a few steps to the fabulous O'Connor shops with local favs including – The Duxton for great pub food and Flatheads for scrummy fish and chips. There is also The Ruc for relaxed lunches with friends and a spot of bowls. Several parks and ovals are close to hand, including the magic Tocumwal Park with its play equipment and hedged walls. Shared biking and walking paths wind their way through interlinking green spaces to the city. Bus stops are at your door, and it is not far to the vibrant Dickson and Braddon precincts, extending a cornucopia of bars, cafes, and restaurants.

features..serene single level one bedroom villa in the coveted suburb of O'Connor. part of a boutique development. a few steps from O'Connor shops. north-east facing and flooded with light. open plan kitchen and living flowing to private courtyard. kitchen with banks of storage, Smeg oven and gas hob, Delonghi dishwasher. bedroom with built-in-robe, ceiling fan and two-way ensuite style bathroom. bedroom with drift to private rear courtyard. internal laundry. Vulcan gas wall heater. easy-care timber laminate flooring. single garage with internal access. surrounded by green spaces, parks and ovals. close to transport. close to the dynamic Braddon and Dickson precincts, the ANU and the CBD. DEER: 4.5 Rates: \$2,370 pa (approx.) Body Corporate: \$3,110 pa (approx.)