

15 Bean Crescent, McKellar, ACT 2617



Sold House

Sunday, 8 October 2023

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Bedrooms: 5

Bathrooms: 3

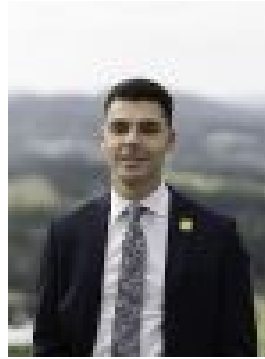
Parkings: 3

Area: 821 m2

Type: House



Alec Brown
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\$1,270,000

Solidly built to stand the test of time, this king-sized home is ready to be your forever home. Offering an impressive floorplan that spans two levels (including a self-contained apartment), you'll enjoy a selection of living areas that are complemented by a stylish kitchen, along with four generously sized bedrooms and updated modern bathrooms. Outdoors, embrace the freedom of space, with oodles of room for kids and pets to roam and play. Established gardens will herald each of the seasons with vibrant colour, with plenty of trees for welcomed shade during summer. There is also a covered alfresco area that's great for entertaining, or even just sitting with a cuppa and enjoying the tranquillity - that is, unless you're basking in the view to Black Mountain from your front veranda. An exceptional floorplan upstairs, on the ground floor the versatility of the property really shines. A completely self-contained unit can extend the grand living proportions or be privately separated from the main residence, ideal for multi generational families or supplemental rental income. An additional rumpus can serve as a home office, gym, media room or just an extra living area for the extended family. Placed in a quiet street in an exceptionally family friendly enclave, if you're looking for a large home where all the hard work has already been done, it's safe to say you've found it here. Property features include:

- Formal lounge and dining room, plus a spacious living area complete with a fireplace
- Fantastic sunroom that enjoys a beautiful outlook over the garden surrounds
- Spacious skylit kitchen with gas cooktop, dishwasher, stone benches and centre island
- Four great-sized bedrooms, three with built-ins, the master with a walk-in robe and ensuite
- Each of the bathrooms has been updated to reflect a contemporary aesthetic
- Sun-kissed, pergola covered outdoor patio is perfect for relaxed weekend entertaining
- Newly installed reverse cycle ducted air conditioning as well as ceiling fans throughout
- Fully self-contained unit on lower level with its own separate entry
- Additional lower-level area, perfect as a home office, rumpus room, teen retreat
- Flourishing established gardens are lovely and private, providing a tranquil haven
- Double lock-up garage with internal entry, plus an attached gated carport
- Under house storage
- Alarm system
- New boundary fencing and a new water tank
- 821sqm block with a huge 277sqm internal living space

• Rates: \$3,744.29pa • Land Tax: \$7,714.60pa (Investors only) • UV: \$683,000 (2023) • EER: 1.0

Close proximity to:

- Kaleen and Evatt Shops
- 15-minutes to Civic
- Belconnen Town Centre
- Selection of excellent schools
- Adjacent to Lake Ginninderra, walking and cycle paths
- William Palmer Park
- University of Canberra

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.