

15 Macquoid Place, Kambah, ACT 2902

House For Sale

Thursday, 13 June 2024



15 Macquoid Place, Kambah, ACT 2902

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 849 m2

Type: House



Jacob Stanton
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Offers Over \$829,000

Discover this stunning 3-bedroom, split-level family home, ideally located in one of Tuggeranong's rapidly emerging suburbs. Nestled in a serene, elevated cul-de-sac, this immaculate residence offers impressive space utilization and breathtaking views of the Brindabella Mountain Range—a rare opportunity you won't want to miss. From the moment you step inside, the meticulous care and attention to detail are evident. The bright, lovingly presented living area, accentuated by raked ceilings, exudes a unique sense of style and spaciousness, making you feel instantly at home. The heart of this home is the beautifully appointed kitchen, a true standout with sleek cabinetry, ample bench space, stainless steel appliances, a walk-in pantry, and an impressive island bench. Whether you're an aspiring chef or a seasoned entertainer, this kitchen is designed to delight and inspire. Each generously sized bedroom features built-in robes, perfectly accommodating family life. Year-round comfort is ensured with ducted gas heating and evaporative cooling. The main bathroom, tastefully updated with a contemporary design, includes both a bathtub and shower, while a separate toilet provides added convenience. Outside, the cottage garden offers a serene retreat with lush lawns and established garden beds. For those with a green thumb, the space provides endless design possibilities. The child and pet-friendly yard, complete with enclosed fencing, features a welcoming outdoor area perfect for BBQs and relaxing by the fire-pit amidst the surrounding greenery. Located just a short walk from the popular Mannheim cafe, Pizza restaurant, and Sunshine supermarket, this home offers unparalleled convenience. With easy access to public transport, schools, shops, and major roads leading to South Point, Tuggeranong Town Centre, Woden Valley, and the City, this property is an absolute must-see for anyone seeking their own slice of the Australian dream.

The Perks:

- Elegantly renovated 3-bedroom home in a serene cul-de-sac
- Exquisitely appointed kitchen with a large island bench and walk-in pantry
- Modern stainless steel appliances, gas cooking, and ample kitchen storage
- Year-round comfort with ducted gas heating and evaporative cooling
- Stylish vinyl timber floors throughout kitchen and living areas
- Convenient ducted vacuum system for easy cleaning
- Updated bathroom featuring both a bath and shower, plus a separate toilet
- Generous sub-floor space, garden sheds, and additional storage options
- Tastefully landscaped, low-maintenance gardens
- Versatile shaded and enclosed pergola, perfect for cat containment or a greenhouse
- Equipped with a rainwater tank for sustainable water use
- Impressive 849m² elevated block with stunning Brindabella mountain range views
- Spacious 124m² floorplan offering both practicality and comfort
- Close proximity to local shops, public transport, schools, and South Point

The Numbers:

- Total internal living: 124m²
- Garage: 14.4m²
- Block: 849m²
- Land value: \$537,000 (2023)
- Rates: \$2,955 p.a.
- Land tax: \$4,919 p.a. (investors only)
- Build: 1976
- EER: 3 Stars

Explaining the private treaty process:— To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.