

# 18 Mules Place, Macarthur, ACT 2904

## Sold House

Saturday, 18 November 2023

18 Mules Place, Macarthur, ACT 2904

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 851 m<sup>2</sup>

Type: House



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## Contact agent

Nestled at the end of a peaceful street, this beautifully presented family home provides a highly sought-after lifestyle of space, tranquillity, and ease. Showcasing character features, this retreat boasts gorgeous light-filled living areas and endless warmth across a vast layout. It also presents relaxed living and indoor-outdoor entertaining with the in-ground pool and pergola area, surrounded by established gardens. Situated adjacent to parkland and with easy access to shops, schools and major arterial roads, this magnificent home ticks all the boxes for immediate enjoyment – don't miss your opportunity. Register your interest here: <https://prop.ps/l/SkF9T7oFJlbi>

**FEATURES**

- Large family home in a peaceful street, adjacent to parkland
- Sundrenched living areas
- Generous master bedroom with built-in wardrobes and ensuite bathroom
- Three additional bedrooms, two with built-in wardrobes
- Fourth bedroom with loft and dressing area
- Rumpus room to the rear of the home, great as a home office or teenager's retreat
- Sunken formal living and dining room with feature raked ceilings
- Updated kitchen with quality appliances and great cupboard and bench space
- Family room or meals area off kitchen
- Large main bathroom
- European laundry, recently updated with new benchtop
- Reverse cycle air conditioning units in family room, rumpus room and lounge room
- Freshly painted throughout
- Double enclosed carport with pool and storage shed
- Fully fenced in-ground swimming pool
- Beautiful established gardens
- Walking distance to, Teddybears Childcare Centre, Chisholm Shops, local playgrounds and playing fields, and walking trails to Fadden Pines
- Within catchment area for Fadden Primary School, Holy Family Primary School and St Mary Mackillop College
- Short drive to major arterial roads, Erindale Shopping Centre and Tuggeranong Town Centre

**WHAT THE SELLERS LOVE ABOUT THE HOME**

1. Peacefulness and privacy of the location
2. Entertaining friends and family around the pool
3. Kids could ride to school without crossing a road

**STATISTICS** (all figures are approximate)

EER: 1.5 Home Size: 180m<sup>2</sup> Carport: 36m<sup>2</sup> Store Room: 20m<sup>2</sup> Land Size: 851m<sup>2</sup> Construction: 1984 Land Value: \$495,000 (2023) Rates: \$490 per quarter Land Tax: \$1,402 per quarter (only applicable if not primary residence) Rental Range: \$825 - \$850 per week