

# 19 Berne Crescent, MacGregor, ACT 2615

STONE

## House For Sale

Thursday, 6 June 2024

19 Berne Crescent, MacGregor, ACT 2615

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 772 m2

Type: House



Kris Hellier

0413799700

## By Negotiation

A WORD FROM OUR SELLER;"Every corner of this home holds many special memories. The kitchen, with its modern charm and high-end appliances, is the heart of our home, where family and friends gather to chat and laugh whilst we cook our favourite dishes. Upstairs, the lounge area is a haven of light and tranquillity, perfect for an early coffee on the deck whilst watching the children swim in the pool. The privacy of our garden and pool area offers a sanctuary where we can relax and enjoy the serenity of our own little world. The backyard is our slice of paradise, with a garden bursting with vibrant flowers in the spring and summer, providing a colourful backdrop for family barbecues and lazy Sunday afternoons. The pool, nestled in the corner, is a hub of activity and joy, whether it's a quiet morning swim or an afternoon splash with the kids. One of the things we cherish most about our home is its location, with safe walking tracks weaving around Macgregor, Dunlop, and the Bicentennial National Trail, where we have enjoyed daily peaceful walks with our dog. We truly hope that the new owners of this home will enjoy it as much as we have." Living: 207.68sqm (approx.) Garage: 32.37sqm (approx.) Balcony: 24sqm (approx.) Total: 264.05sqm (approx.) Block: 772sqm - Beautifully designed, unique family home - Grand entryway with large windows and stunning, leafy outlook - Five well sized bedrooms, four with built in robes - Master bedroom with walk through robe and access to the upstairs 2-way bathroom - Renovated main bathroom with full sized bath and separate toilet - Two separate living areas - Beautifully renovated kitchen with quality appliances, 5-burner gas cooktop, oven and dishwasher - Large laundry with plenty of storage space and external access - Ceiling fans installed - Single lock up garage with additional storage space - Large backyard with a pool and established plants, ideal for pets and children - Spacious balcony off the rumpus and bar, perfect for entertaining - Excellent location, close to schools, parkland, shops and public transport options Rates: \$2,849.54 per annum (approx.) Land tax: \$4,679.38 per annum (approx.) Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.