

198 Osburn Drive, MacGregor, ACT 2615



Sold House

Wednesday, 15 May 2024

198 Osburn Drive, MacGregor, ACT 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 749 m2

Type: House



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\$791,500

Located in a cherished neighbourhood, this three-bedroom home stands as a sanctuary of peace and privacy. Positioned directly opposite a sprawling nature reserve, this residence offers its inhabitants not just a home, but a retreat from the bustling world outside. The absence of houses across the street offers unobstructed views of nature, creating a feeling of solitude and space that is rare in suburban settings. Purchased by the homeowner for its ideal location, the residence has been more than just a dwelling. It was here that he found the perfect balance of convenience and serenity – a place close enough to local shops, schools, and essential amenities, yet directly connected to nature's quiet beauty. This home became a haven for both the homeowner and his beloved late border collie, whose presence filled the space with joy and companionship. Only the second owner of this well-maintained home, the homeowner has infused the residence with care and thoughtful upgrades since he purchased the home in 2012. From the brand new driveway, to adding efficient solar panels, additional ceiling and floor insulation, and a new electric hot water system, each improvement was chosen with comfort and sustainability in mind. The living area, designed for versatility and comfort, became a favoured spot for the homeowner to relax and gaze out, watching the seasons change from one side of the road to the other. Here, many dinners and gatherings were hosted, filling the home with laughter and stories, making every occasion a cherished memory. Each of the three generously sized bedrooms, two complete with built-in wardrobes, have been carefully maintained and recently fit with brand-new carpets, ensuring a cozy and inviting atmosphere. The master bedroom, with its generous built-in storage, offers a quiet escape from the home's communal area – a private oasis to unwind and rejuvenate at the end of a long day. The outdoors is just as inviting, with a secure backyard, featuring low-maintenance gardens, three sturdy garden sheds, and an enclosed sunroom that opens out to a pergola – perfect for enjoying the outdoors no matter the weather. The facade of the home also boasts a small porch that overlooks a well-kept yard, an ideal spot for quiet morning coffees or catching the evening breeze. As the homeowner prepares to move, motivated by the need to care for family, he leaves behind a home that has been a source of solace, joy, and loving memories. This house is not merely a structure, but a storybook of life lived fully. It now stands as a place waiting to embrace a new family, looking to grow and create their own memories in this serene and beautiful setting.

More Details:- Generous master bedroom ft. built-in wardrobe- Additional two sizeable bedrooms, one ft. built-in wardrobe- Brand new carpets to bedrooms- Large solid timber kitchen ft. ample cabinetry & electric appliances inc. 600mm Westinghouse cooktop & built-in oven- Spacious, segregated living & dining room- Hardwood timber flooring throughout entry, hallway, living, dining & kitchen- Large single-glazed windows throughout- Brama ducted gas heating- Split system heating & cooling unit in living - Freshly painted interior & exterior - Centrally located bathroom ft. built-in bathtub, separate shower & separate toilet- Laundry ft. external access- Generous built-in storage/linen cupboard (located along hallway)- Enclosed sunroom ft. glass sliding doors to pergola/backyard- Secure backyard ft. undercover pergola, established, low-maintenance gardens, three garden sheds- New electric hot water system- Front porch overlooking low-maintenance front yard- Spacious, tandem double car carport, alongside house ft. lockable roller door & internal access- New driveway- 5.07KW solar panels with 5KW inverter - Within walking distance of local parks, playgrounds & MacGregor Oval- Short commute to local schools & Kippax Fair Shopping Centre inc. shops, grocers & eateries- Year Built: 1973- EER: 2.5 stars- Approx. Block Size: 749 sqm- Approx. Living Size: 123.09 sqm- Approx. Carport Size: 38.60sqm- Approx. Council Rates: \$643 per quarter- Approx. Rental Return: \$650 - \$700