

# 2/31 Biraban Place, Macquarie, ACT 2614

## House For Sale

Friday, 10 May 2024



2/31 Biraban Place, Macquarie, ACT 2614

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 380 m2

Type: House



Tyran Murphy  
0428036790

## Auction

Situated in the popular suburb of Macquarie, this free-standing townhouse offers terrific value for those entering the as live in owners or investors. The home is situated towards the rear of the block, offering distance from the road. Additional privacy is provided by the large lock up gate. The outside space has been smartly landscaped, including a turfed area surrounding an established tree, ideal for the outdoor lunch or for a play area. An additional covered courtyard is ideal for potentially storing multiple cars or if you want an undercover entertainment area. Inside you will find a well-designed home with two bedrooms, kitchen, living area and bathroom. Both bedrooms are large and feature built in robes and large windows. The main living room captures an abundance of natural light thanks to the multiple windows surrounding, this for the space to be comfortable all year round. Additionally, the single level floorplan is ideal for this wanting to avoid stairs. The kitchen features a practical design with plenty of bench space and storage, a large pantry is also built into the adjacent wall. A highlight of this space is the large natural sky light that floods the room with sunshine. The bathroom includes a framed shower, toilet plus a extra large vanity that also includes space for a washing machine. Macquarie is located in Inner Belconnen and offers a range of local parks, established tree lined streets and an overall appealing lifestyle. The Jamieson Centre is the nearby shops and offers a range of popular eateries, services and a Coles supermarket. Belconnen Town Centre is short drive, as is the newly built Belconnen Fresh Food Market. Easy access to the City and Woden is provided by Parks Way. Public transport options include the nearby bus top which is only a short walk away. Features: - Electric oven and cooktop - Single level floorplan - no stairs - Large natural sky light in kitchen - Covered carport plus lock up gate - Private position at rear of the block - Outdoor garden space and garden bed - Split system heating and cooling in living room - Built in robes in both bedrooms Figures: Rates \$694pq Land Tax \$944pq Body Corp TBAEER: 4 stars Internal size 63.5m2 Block size 380m2 approx