

2 Brooks Street, Macquarie, ACT 2614



House For Sale

Wednesday, 8 May 2024

2 Brooks Street, Macquarie, ACT 2614

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House



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AUCTION 01/05/24

There are decks and then there are epic, 40-people party decks. The latter is what you'll find at this sensational Macquarie home. Kitted out with heating, fans, an insulated ceiling, TV, a natural-gas-plumbed six-burner Weber Summit and three-burner Ziggy triple grill barbecue, it's the kind of deck that people dream of having, but seldom attain. It's the crowning glory of a tradies' own home where no-expense-spared detail and high-quality inclusions set the standard - from the electrical and lighting systems to the solid, soundproof internal doors throughout. The bespoke kitchen benefits from glamorous tile splashbacks, stone benchtops, coffee station and a five-seat peninsula. The bathroom has had a similarly well-considered fit out, boasting a Spanish handmade-tile feature wall, custom cabinetry and dual sink. The whole home is also focused on energy efficiency, with a 10kW rooftop solar system, solar skylight to the front entry, a Velux skylight in the kitchen with a remote-controlled solar shutter, three water tanks totalling 9000L, plus an underground irrigation sprinklers in the backyard. Located a hair's breadth from Macquarie Primary School and Macquarie Preschool, only a 10 minute walk from Jamison Plaza and 1km away from Bunnings and the newly upgraded markets. There's also plenty of off-street parking for vehicles when you do need to jump in the car for the 7-minute drive to Belconnen Westfield or the 12-minute drive to the Canberra CBD.

FEATURES

- Meticulously updated three-bedroom home
- Formal entry with custom timber-slatted feature quarter-wall
- Brush box timber floors to living areas
- Open lounge and dining
- Large family room/rumpus with slider access to deck, also potential as a home office or fourth bedroom
- Freshly painted inside & out
- As-new roof with top quality roof sarking (2019)
- R6 insulation batts
- Near new 14kW reverse-cycled ducted system plus original ducted evaporative to bedrooms for more natural cooling on hot nights
- New switchboard, circuit protection and wiring
- Top-of-the-line LED lighting through the house, deck and exterior
- Pyrolytic oven, six-burner gas cooktop, twin-drawer dishwasher and refrigerator plumbing
- High-gloss wrapped cabinets and soft-close cupboards, drawers and utility storage to kitchen
- Laundry provides excellent storage including full-length cabinet with power inside, rear access
- Exceptional linen storage
- Heated towel rail and mirrored storage to bathroom
- Custom built-in mirrored wardrobes to all bedrooms
- All exterior wall cavities have been upgraded / insulated with blow-in insulation
- Enormous entertainers' deck, recently oiled
- Flat rear yard partially laid to lawn
- Upgraded driveway
- Single garage with roller doors to the front and rear for additional convenience, with over 40 shelves for storage & automated lighting
- Separate double vogue pergola carport to the front
- Dedicated parking bay for trades' vehicle, boat or caravan
- Additional off-street parking for up to four cars

Year Built: 1968
Block: 696m²
Living: 127.40m²
Garage: 49.95m²
Rates: \$3,731 p.a.
Land Tax (if rented): \$6,595 p.a.

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