

**2 McBurney Crescent, Richardson, ACT 2905**



**Sold House**

Sunday, 15 October 2023

2 McBurney Crescent, Richardson, ACT 2905

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 978 m2**

**Type: House**



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**\$880,000**

Nestled proudly on an expansive corner block, this inviting family home is designed for entertaining and family living, boasting a unique bonus – a fully self-contained one-bedroom flat. The versatile layout features generous living space, three bedrooms, two bathrooms and an extraordinary outdoor oasis. The formal lounge seamlessly connects with the open-plan kitchen and meals area, creating a bright and welcoming space for your family to unwind. The kitchen, equipped with updated appliances, ample bench and cupboard space will ensure the family chef is in their element. Step outside and discover the ultimate in outdoor living. You'll be the envy of your friends and first pick to host this year's family Christmas with this entertainers paradise boasting stylish paved floors, timber privacy screens, four-person spa, bar and space for lounging and dining. Sitting to the side of the vast 978m<sup>2</sup> block, a self-contained one-bedroom flat offers flexibility for extended family, teenagers or a home office. With a bedroom featuring custom-built ins, lounge, bathroom, kitchenette, separate entry, and driveway, the possibilities are endless. Inside, three generously sized bedrooms include a master with an updated ensuite including designer tapware, a rain shower, and floor-to-ceiling tiles. Two additional bedrooms and an equally stylish bathroom complete the sleeping quarters. The lush green lawn and landscaped gardens add a touch of serenity to the central location, just minutes away from Chisholm shops, Tuggeranong Town Centre, schools, and the Monaro Highway. This home is the epitome of convenience and comfort for busy families. Don't miss out—make your move today.

- Spacious 3 bedroom, 2 bathroom family home updated with new carpets, curtains and paint
- Freestanding, self-contained 1 bedroom flat with lounge, bathroom, kitchenette, separate entry, and driveway
- Ultimate outdoor entertaining and living space, undercover with a spa and numerous extras
- Spacious living including large lounge and family or meals area
- Quality kitchen with updated gas cooktop, oven, and dishwasher
- 6.5kW solar system with 23 solar panels
- Landscaped front and back gardens, irrigated lawn, and secure play area for kids and pets
- Master bedroom with updated ensuite including luxury rain shower and floor-to-ceiling tiles
- Two additional bedrooms, both with built-in robes
- Fully updated family bathroom with separate bath, rain shower, and stone bench tops
- Reverse cycle heating and cooling throughout with fans to master and lounge
- Large updated laundry
- Enclosed lockable carport with dual driveways and room for a caravan, boat, or trailer
- Prime location close to Gowrie shops, Erindale Shopping Centre and Chisholm Village Shopping Centre
- Living space: 119m<sup>2</sup>
- 1 bedroom self contained flat: 40m<sup>2</sup>
- Land size: 978m<sup>2</sup>
- Carport: 37m<sup>3</sup>
- House built: 1981
- Rates: \$2428 per annum
- Land tax: \$3309 per annum (if applicable)
- EER: 3.5 Stars

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