

# 20 Burns Circuit, McKellar, ACT 2617



## Sold House

Wednesday, 3 April 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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**\$1,010,000**

From the moment you drive up the stencilled driveway and past the leafy oversized front yard, you feel the anticipation for something special. This well-loved single level home, positioned in a quiet spot in this tightly held suburb, has had a number of recent upgrades that you will love. As you walk through the front door, you are welcomed by a spacious open plan living area framed by a 6m exposed timber beam and posts, bathed by natural light from side-by-side glass bi-fold doors and a large bay window. As you come to the modern kitchen, with its stone bench tops and stainless-steel appliances, the twin bi-fold doors open to a large outdoor entertainment area half covered by a pergola, and this gives you a wide vantage point to mind kids as they play in the fully enclosed rear yard or simply stay in your guests' conversation. Further out is the oversized garage, which offers plenty of gym, hobby or workspace. Turning back into the house, the newly installed LED down lights and freshly polished hardwood timber floors lead you to four generous bedrooms. The fourth and largest bedroom offers a multipurpose space that can be utilised as an additional living area or a work from home space thanks to the built-in desk and shelving. On top of these, the property is in close proximity to the Belconnen Town Centre, including the recently renovated Belconnen Fresh Food Markets. Several good schools, the University of Canberra and North Canberra Hospital are easily accessed, while picturesque Lake Ginninderra is only a short walk away, giving you great access to lots of parks and areas the kids will love. Whether you are looking to grow your family or deciding to downsize, this charming home has plenty to offer. For a more intimate look, make sure to watch our detailed walk-through video before you inspect (and after). It's our 24/7 salesperson to help you get an excellent feel for the features and benefits of this home. It's the most informative property video you will watch during your property search, but don't just take our word for it... To get a copy of the digital brochure containing an explanation of our friendly auction campaign and the full contract, please send us an email from any of the portals and note your full name and mobile number and it will be automatically sent to you. Features overview:

- Separate title, free-standing house on a spacious block
- Positioned in a quiet loop street with little through traffic
- A short walk to public transport and Lake Ginninderra
- Single level floorplan which has been extended
- Large open plan living spaces
- Large pergola-covered entertaining area at rear
- New paint inside and out
- New Colorbond fencing to rear and side
- New LED down lighting throughout
- New bedding and pointing on roof
- Freshly polished timber flooring throughout (no carpets)
- Multi-purpose 4th bedroom (could also act as a WFH space, rumpus etc)
- Vacant possession, so no need to wait for owners or tenants to relocate
- Early access available via an occupation licence, if you need to move in quickly before settlement
- Flexible settlement options, if you have another property you want, or need, to sell, or to have more time to secure financing
- Offers before auction (above the published guide price and accompanied with a Section 17) are welcomed

The Numbers (approx):

- Living area: 174m<sup>2</sup>
- Pergola-covered entertaining area: 33m<sup>2</sup>
- Oversized single metal garage: 30m<sup>2</sup>
- Carport: 26m<sup>2</sup>
- Block size: 745m<sup>2</sup>
- Age: 39 years (built 1985, extended 1991 and 1995)
- General rates: \$3,199 p.a.
- Water and sewerage rates: \$704 p.a.
- Land tax (investors only): \$5,456 p.a.
- Conservative rental estimate (unfurnished): \$800/per wk
- EER (Energy Efficiency Rating): 3.5 stars (with a potential for 6 stars)

Inside:

- Very large multi-purpose 4th bedroom with built in desk and shelving looking into front yard through venetian blinds, could also act as a rumpus or work from home space
- Open plan living areas with kitchen at rear
- Modern kitchen has ample cupboard and bench space, island bench, stone bench tops, large fridge space, 900mm stainless steel electric oven and 5-burner gas cooktop unit with stainless steel externally ducted rangehood over, under-bench dishwasher, 2 bowl sink
- Dual bi-fold doors open out from kitchen area to entertaining area
- Main bedroom is positioned looking into the rear yard via 2 windows, it has a walk in robe and sliding door access to the ensuite
- Ensuite has shower, vanity, toilet, heat lamps (with exhaust fan) & window for ventilation
- Bedroom 2 has 3-door swinging built in robes and looks out to front of the home through venetian blinds
- Bedroom 3 has a free-standing robe and looks out to front of the home through venetian blinds
- Main bathroom has shower, bath, vanity with mirror over and external ventilation
- Toilet is separate in its own room
- Separate laundry room with corner tub and access door to rear yard and entertaining area
- Ducted gas heating and ducted evaporative cooling
- NBN available (FTTN)

Outside:

- Set well back from the road for privacy with garden bed of trees/shrubs and front lawn
- Room in the driveway for another 3-4 vehicles off the road comfortably
- Large single carport to right side of house, semi-enclosed with remote garage roller door
- Oversized single metal garage in rear yard with power and lighting
- Private, fully enclosed rear yard with new Colorbond fencing on 2 sides, grassed lawn and mature hedging
- Gas hot water system
- Large paved entertaining area mostly covered with a pergola

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- Written buyer price guide updated as the campaign progresses
- A digital brochure with

everything you need to consider a purchase (request via email) • A solicitor who can review the contract for FREE