

22 Beaney Street, MacGregor, ACT 2615

home by holly

House For Sale

Friday, 5 April 2024

22 Beaney Street, MacGregor, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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Auction 1:00pm Saturday 20 April

The leafy stretch of reserve just across the way, the home nestled low within the gently sloping block, swell of pretty cottage gardens and the front terrace capturing the bright sunshine...This gorgeous four-bedroom home puts a smile on your face from the get-go. And the joy continues within, as each window captures painterly garden scenes. The living domain spilling to a large, sheltered veranda, with epic views to the mountain ranges and come dusk the sky painted pink and orange as the sun sets. Could it be more romantic? Beaney is one of those coveted loop streets that rises to meet the green stretches of Goodwin Hill. There is a lovely hush as grand parkland trees replace the spectre of neighbours to the north. And with Umbagog District Park to the East and Jarramlee Nature Reserve to the West, the home is literally encircled by natural expanses, with a myriad of walking and biking paths to choose from. The neatly tiled terracotta roof extends to create a two-car tandem carport with pitched roofline. The long driveway edged with agapanthus, camelias and lush tree ferns. And there is plenty of dedicated additional off-street parking beneath the shade of the mature street trees. Red flowering geraniums spill from large garden tubs on the north-facing terrace, as steps usher past a striking wall of mid-century timber cladding coalescing with the timber front door, set with sidelight. The front living room is all aglow with sunbeams, as white coreopsis dance in the vast picture window. Soft dove grey carpets keep things cosy, meeting the warmth of brush box timber, that stretches to meet the freshly painted white walls, contrasting so beautifully with the black framed glazing's that punctuate the whole open arena. There is a soft grace at work, as trio of glass pendants illuminate the stone worktops and light and garden shadows are captured in the dark glass splashbacks. Elegant long chrome handles punctuate banks of crisp white cabinetry, with clever storage including pull-out pantry shelving. The beautiful kitchen, neatly housed in the western corner, with floating island bench providing a place to gather. The adjacent second living area, with built-in-hutch, flows out to the entertaining veranda, with its stunning elevated views. The bedrooms align beside a slender hallway, with both internal laundry and jack-and-jill bathroom complimenting the intimate wing. The master bedroom captures long views across the front lawns to the reserve beyond. There is a wall of built-in-robos and a lovely ensuite bathroom, finished in speckled brown mosaic tiles. Three additional bedrooms share botanical outlooks and centre around the family bathroom with its serene sage green floors, relaxing tub and luminous inset of glass bricks. Macgregor is a peaceful, established suburb, bordered by vast reserve and open pastures. The home is handy to Kippax, famous for its variety of excellent shops and great coffee. Bunny Beans a favourite! Spence and Melba are not far, with Mamé café, another great place to meet with friends. The Belconnen precinct is close to hand, extending a plethora of entertainment and eating experiences. The home is also close to schools, the walking trails of multiple Reserves, playgrounds, Lake Ginninderra, AIS and the UC. It is a mere 18 minutes to the CBD by car. features..beautifully renovated four-bedroom house in peaceful Macgregor.set within stunning landscaped gardens with a deep frontage and opposing reserve.open plan living, dining, kitchen and meals.combo of soft grey carpets and brush box timber floors.light and bright with tranquil garden views at every turn.flows to sheltered elevated veranda with stunning views across the Brindabella's, gorgeous sunsets.north facing living area with vast picture window framing pretty cottage gardens.dining space with views to mountain ranges.elegant kitchen with floating island, glass pendant lighting, stone benchtops, glass splashbacks, ample storage, including pull-out double pantry, Fisher & Paykel double drawer dishwasher, Ariston induction cooktop, Miele wall oven, Smeg microwave oven.second living or meals area with custom built-in-hutch with glass cabinet for display.master bedroom with peaceful northern views to reserve, wall of built-in-robos and ensuite bathroom with mosaic tiling and skylight.bedrooms two and three with built in robes and with views to the reserve .bedroom four with built-in-robe and leafy garden aspect.family bathroom with bathtub, softly illuminated by glass bricks.jack-and-jill separate toilet opening to both bathroom and laundry.internal laundry with direct garden access.ducted gas heating, split system reverse cycle, and ceiling fans.double glazing.black roller blinds and Crimsafe security doors.private rear gardens with edged garden beds beautifully planted with camelias, rhododendrons and flowering perennials.paved alfresco area in back garden.two-car tandem carport.additional off-street parking bay.sunny front patio.steps meandering through cottage gardens teeming with beautiful flowering plantings.ideally close to the Belconnen precinct and handy to Kippax, Spence and Melba shopping centres, surrounded by green spaces and reserves, a quick 18 minutes to the CBD by car.EER: 3Living area: 144 sqm (approx)Land size: 876 m2Land value: \$507,000Land rates: \$3,074 (approx)Year built: 1975 (approx)