

**22 McInnes Street, Weston, ACT 2611**



**Sold House**

Sunday, 20 August 2023

22 McInnes Street, Weston, ACT 2611

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 847 m2**

**Type: House**



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**\$920,000**

If modern design, light and single-level living is a must for you then this is a home that is sure to impress. Meticulously renovated with quality fixtures and calming tones, plus the addition of a sunroom to create light and warmth so heavily desired, the new buyer will love a move in ready home with so much comfort. The floorplan has been crafted to embrace open plan living and dining, generously providing for relaxing and entertaining. Centrally located, the kitchen boasts modern design elements that shine in timeless style, with stone benchtops, subway tiling, butlers sink, fantastic storage, quality appliances including externally ducted rangehood, all with easy access to the dining zone and sunroom plus a window overlooking the backyard. The sunroom is a clever addition, a generous additional living space in which to relax, unwind or entertain, with pull out honeycomb blinds offering separation when desired. Three bedrooms are on offer, all with built in robes, serviced by the beautifully renovated bathroom with freestanding claw bath, shower and separate WC amongst quality and stylish fixtures. Outdoors, you will be impressed with the spacious, flat grassed backyard. Sprawling lawns give the children and pets space to run around, plus the yard is framed by beautiful florals which will take your breath away once in bloom. Year-round comfort is found with reverse cycle heating and cooling unit to the living area. The large separate laundry has direct access outdoors for ease. There is a large single garage with plenty of driveway space for other cars. Enjoy the peacefulness of this ideal location, walking distance to Cooleman Court, local schools and the nature offerings of Weston Creek, plus a short drive to Woden Plaza or access to the Tuggeranong Parkway, this home is truly everything today's family needs and desires. Features:- Beautifully renovated and move in ready- Stunning sunroom, open to the living area or able to be closed off by pull across honeycomb blind- Kitchen with stone benchtops, subway tiling, butlers sink, fantastic storage, quality appliances including externally ducted rangehood- Bathroom with freestanding claw bath, shower, separate WC amongst stylish fixtures and fittings- Double glazed windows throughout- Three bedrooms, all with built in robes- Beautiful timber look flooring throughout- Heating and cooling unit to living- Oversized single garage with plenty of driveway parking available - Large separate laundry Block size: 847m<sup>2</sup> Living size: 168m<sup>2</sup> Land Value: \$712,000 (2022) Rates: \$3,167 p.a (approx.) Land tax: \$5,389 p.a (approx.) Construction: 1971 (approx.) EER: 1.5 stars