

**226 Macfarlane Burnet Avenue, MacGregor, ACT
2615**



House For Sale

Thursday, 7 March 2024

226 Macfarlane Burnet Avenue, MacGregor, ACT 2615

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Sarah Turnbull
0261821802

Auction 23/03/24

What you see: A home that excels on all avenues. A modern single level design in a family friendly neighbourhood with a light and airy colour scheme and low maintenance gardens. One that is sure to impress. What we see: No need to look any further. See more: Generously sized bedrooms all with built in robes. Main bedroom with walk in robe and ensuite. Vinyl wood flooring throughout. Double roller blinds. Electric zoned reverse cycle heating and cooling with app control to the bedrooms and living area. Ceiling fans in living area and all bedrooms. LED downlights throughout the home. Full bathroom with bath tub and separate toilet. Kitchen offers ample cupboard & bench space with breakfast bar. Fisher & Paykel cooking appliances. LG dishwasher. Covered outdoor entertaining area. Water tank & garden shed. Single garage with internal access and automatic door. Additional concrete driveway for further car accommodation. A short drive to Belconnen Town Centre with plenty of quaint coffee shops nearby. A selection of local play parks and open fields perfect for your morning or afternoon stroll with the kids. Within 4 minutes' drive to MacGregor Primary School. Within 6 minutes' drive to Burns Golf Club Belconnen. Within 11 minutes' drive to Westfield Belconnen. Within 14 minutes' drive to University of Canberra. Within 19 minutes' drive to the Australian National University. Living: 109m² Garage: 20m² Block: 359m² EER: 6.0 Built: 2011 Rates: \$2,322 pa Land Tax: \$3,442 pa Rental Appraisal: \$550 - \$600 per week Disclaimer: The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.