

**23 Baume Crescent, McKellar, ACT 2617**



**House For Sale**

Thursday, 13 June 2024

23 Baume Crescent, McKellar, ACT 2617

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 862 m2**

**Type: House**



Treston Bamber

0488488956

## Auction 06/07/2024

An exceptional opportunity to acquire this beautifully presented home in the sought-after McKellar locale. Long-held for nearly forty years, this is the first time this much-loved home has come to market. Set on a large 862m<sup>2</sup> block in tranquil, leafy surrounds, this family haven promises many cherished memories to come. The expansive and functional floorplan offers 151m<sup>2</sup> of living space designed for family comfort. Featuring four good-sized bedrooms and distinct living zones, including a formal sunken lounge and dining area and a casual family and kitchen area for everyday activities, the separation of space caters to the diverse needs of the modern family. The modern kitchen is a culinary haven with sleek cabinetry, granite veneer benchtops, a breakfast bar, and quality stainless-steel appliances. Easy access to the family room, dining room, and deck ensures effortless flow for everyday living and special occasions. Additional features include two bathrooms, ducted electric reverse cycle heating and cooling with four dedicated zones with Wi-Fi enabled to control the system via an app, plus a double carport with a storage shed. Beautifully presented with modern interiors and quality inclusions, there is nothing to do but move in and enjoy this wonderful home. A large, covered deck with a perfect north-easterly aspect provides an ideal spot for alfresco dining, hosting barbeques with friends, or simply relaxing while you watch the kids play in the spacious, fully-fenced backyard. And when you need a quiet moment alone, the private front courtyard offers a serene spot to listen to the birds. With its quiet, leafy surrounds and easy proximity to all amenities, homes in this location are often tightly held. A wide selection of quality education options, both public and private, from early learning to university, are close at hand. Evatt shops, including a supermarket, cafe, and tavern, are a 10-minute walk away, while Belconnen town centre and Westfield are just a 15-minute drive. Nearby bus stops provide easy connectivity to Belconnen and Gungahlin, along with extensive cycle paths reaching almost any Canberra location. Adding to the appeal are nearby parklands, playgrounds, a dog area, picnic facilities, and Lake Ginninderra, with opportunities for swimming and canoeing, making this an unsurpassed suburb for easy living. This much-loved home has been in the same family for three generations - one look and you will understand the enduring appeal. Don't miss your chance to secure a property in this tightly-held location; contact the office today for a viewing.

**Auction Details - This home will be auctioned on site on Saturday 6th July 2024 at 1:00pm - Unless sold prior to.**

**Features -**

- Long-held, beautifully presented home on an 862m<sup>2</sup> block
- 4 bedrooms, 3 with BIR + 2 bathrooms + separate toilet
- Sunken lounge, lots of natural light + separate dining room
- Casual family living and kitchen area flowing to the back deck
- Modern kitchen with granite veneer benches, ample storage
- Pyrolytic, self-cleaning wall oven + induction cooktop
- Built-in microwave & Bosch dishwasher for easy cleanup
- Wired for Foxtel & Free-to-Air TV with 2 outlets + broadband
- Ducted electric heating & cooling, 4 zones + Wi-Fi control
- Double carport + storage sheds + large internal laundry room
- Generous-sized backyard + covered deck + walled courtyard
- Easy-care gardens with established shrubs & flower beds
- Leafy and quiet location with wide streets, close to parkland
- Primary & secondary schools within walking distance
- Close to private schools & Canberra Uni, hospitals, medical
- Walk to Evatt shops and busses; 15 minutes to Belconnen
- Much-loved family home, large block, prime McKellar location

**Disclaimer:** All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.