

# 3 Macvitie Place, Macquarie, ACT 2614



## Sold House

Saturday, 9 December 2023

3 Macvitie Place, Macquarie, ACT 2614

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 518 m2**

**Type: House**



Josh Yewdall  
0430213909



Jordan Smith  
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**\$835,000**

Situated in the highly sought after suburb of Macquarie, this beautifully upgraded separate title home offers convenience and easy liveability. The home has had several upgrades over the last 12 months featuring German engineered double glazed windows/doors throughout, a new hot water heater, new dishwasher, new colorbond fencing and gate and fresh external paint giving the a complete finish look. The home itself is a perfect opportunity for a range of buyer types. Ideal for young small families with its large enclosed backyard and entertainment areas, downsizers as its all on one level and easy to move around and great for an investment property buyer looking for high growth location. Inside the home you have 124m<sup>2</sup> of internal living with two separate living areas with high quality carpets plus a dedicated dining space all with vinyl spotted gum flooring that continues into the kitchen. The kitchen is an open plan gallery layout with all electric cook top, oven, dishwasher, rangehood, electric hot water and vast amounts of storage and prep space. There are three bedrooms that flow off the living area which provide great natural light through the double glazed windows and two of the three with BIRs. The single bathroom conveniently centres the walk way to the bedrooms and provides a neutral colour tone with bath and large shower space. The backyard has multiple layers to it with the layout wrapping around from one side to the other all enclosed. Landscaping and garden beds have been put together to give it a nice finished feel along with a covered pergola, patio area and carport. Location wise you have the ultimate in liveability with only a short walk to the Jamison Plaza for all your local shopping and eatery options. Plus close to Westfield Belconnen, local transport and great schooling options in Aranda Primary, Canberra High School, Radford College and University of Canberra.\* High growth location\* High demand layout across single level\* 518sqm block + 124m<sup>2</sup> internal living\* High EER = 6.0\* Originally built in 1986\* Great outdoor area for families and pets to utilise\* Two living areas across high quality carpets\* Dedicated dining space with spotted gum vinyl timber flooring\* Open plan gallery layout kitchen with all electric appliances - oven, cook top, dishwasher and range hood\* Three bedrooms with great natural light and two of three with BIRs\* New hot water heater\* New German engineered double glazed windows and doors throughout\* New dishwasher in kitchen\* New colorbond fencing and gate\* Neutral colour tone and function bathroom\* Functional laundry room\* Patio area and covered pergola space\* Carport\* Great location with short walk to Jamison Plaza, local transport and great schooling options nearby Rates: \$2,931pa (approx.) UCV: \$511,000 (2023) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.