

32 Kater Close, Macarthur, ACT 2904



Sold House

Friday, 23 February 2024

32 Kater Close, Macarthur, ACT 2904

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 909 m2

Type: House



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\$1,270,000

Prepare to be captivated by a home that transcends the ordinary. For the first time in 22 years, this meticulously designed residence emerges onto the market, offering a rare opportunity for those seeking a distinctive family haven in a sought-after locale. With its unique charm, versatile living spaces, and enchanting views of the adjacent nature reserve, this property invites you to escape the mundane and embrace a lifestyle of unparalleled beauty and excitement. Welcome to an architectural home tailored for the modern family. Upon stepping inside, you'll immediately notice the spacious, practical, and contemporary living areas. High ceilings, a well-appointed kitchen, elegant bathrooms, and a flexible multi-purpose room all contribute to the epitome of family comfort and style. Seamless access to the outdoor entertainment area and refreshing in-ground swimming pool ensures every family member can enjoy leisure and relaxation. Entertain effortlessly in the expansive family living area, which seamlessly flows to the outdoor oasis. Picture-perfect views of the adjacent Wanniasa Nature Reserve create a serene backdrop for gatherings, while the sparkling swimming pool promises endless summertime fun. Bedrooms are equipped with built-in storage, study nooks, and positioned for optimal privacy. The main bedroom, located at the front of the home, includes a walk-in robe with shelves and hanging space, plus an ensuite for added convenience. There is also glass sliding doors that permit access to the outdoors. This home is serviced by a large detached double garage with ample storage and a single panel auto roller door, offering space for vehicles and hobbies alike. Residents will appreciate the convenience of living in a tightly held community known for its quality residences and safe streets. Proximity to reputable schools and educational facilities ensures children will receive an excellent education. Move-in ready with further scope to add personal touches over time, this residence offers a lifestyle of comfort, convenience, and endless possibilities.

The Location:

- 7-minute walk to Teddybear Park
- 9-minute walk to Teddys Childcare Centre
- 3-minute drive to Fadden Primary School
- 4-minute drive to Chisholm Village Shopping Centre
- 8-minute drive to South Point Tuggeranong
- 15-minute drive to Canberra Airport via Monaro Highway

The Perks:

- Architecturally designed residence with versatile living spaces and unique charm.
- Breathtaking views of nearby Wanniasa Nature Reserve create a serene backdrop.
- Move-in ready with potential for personal touches over time.
- Flexible floorplan offers multi-purpose use and segregated living.
- Spacious, trendy living areas welcome you upon entry.
- High ceilings, large kitchen, and elegant bathrooms for modern comfort.
- Flexible rumpus/playroom provides extra space for relaxation and fun.
- Seamless access to outdoor entertainment area and in-ground swimming pool.
- Expansive family living area blends indoor and outdoor effortlessly.
- Bedrooms with built-in storage and optimal privacy.
- Tight-knit community with quality residences and safe streets.
- Spacious kitchen with gas burner cooktop and stainless-steel appliances.
- Tiled entrance extends to the kitchen, complemented by solid timber floors in the family area and carpets in bedrooms, lounge, and dining.
- Main bedroom features a walk-in robe, stylish ensuite and outdoor access.
- Bedroom 2 and 3 includes built-in robes and a study desk.
- Main bathroom boasts a large bench, vanity, bathtub, shower, and separate toilet.
- Laundry discreetly tucked away in the bathroom for convenience and tidiness.
- Reverse cycle heating & cooling system.
- Ceiling fans installed throughout living areas and bedrooms.
- Ample storage options and cabinetry throughout the home.
- In ground fibreglass saltwater swimming pool with solar heating system.
- Spacious paved outdoor entertaining area with surrounding nature views.
- Established hedges, gardens, and easy-care lawn areas surrounding the home.
- Water irrigation system in place for gardens and lawns.
- Large detached double garage for ample storage space.

The Numbers:

- Living: 183.48m²
- Garage: 45.28m²
- Block: 909m²
- Land Value: \$577,000 (2023)
- General rates: \$838 p.q. approx.
- Build: 1992
- EER: 3 Stars