

**33 Alleyne Close, MacGregor, ACT 2615**



**Sold House**

Sunday, 8 October 2023

33 Alleyne Close, MacGregor, ACT 2615

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 796 m2**

**Type: House**



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**\$840,000**

Nestled in the welcoming community of Macgregor, we invite you to explore the limitless possibilities on offer at 33 Alleyne Close. This 4-bedroom home is bathed in natural light thanks to its sunny aspect, and offers the perfect canvas for anyone seeking to craft their ideal home. The heart of the home, an open-plan kitchen and family room, fosters an inviting atmosphere for spending quality time together. The kitchen comes well-equipped with electric cooking, a dishwasher and a breakfast bar, making meal preparation a breeze. For more formal occasions, or just some peace and quiet, a formal dining area and separate living room awaits, adding a touch of sophistication to your events or a cozy retreat. Step outside where the front and rear entertaining decks beckon you to bask in the sunshine whilst entertaining friends and family. You'll also discover a generously sized, fully fenced backyard - a haven for kids, pets, or gardening enthusiasts. Additional comforts include ample storage throughout, split system units installed throughout, a laundry room with external access and a double carport. Recent improvements include a fresh coat of paint throughout and the installation of new blackout blinds. Don't let this opportunity pass you by. Envision the possibilities, add your personal touch, and shape a home that reflects your unique taste and lifestyle. We encourage you to see it for yourself at our next open home and take the first step towards making this home your own. PLEASE NOTE THIS PROPERTY WILL GO TO AUCTION SATURDAY, 28TH OCTOBER - ON SITE AT 11:00AM

Features: Freshly painted inside and outside  
New blackout blinds throughout  
Roller blinds on the front windows  
Open-plan kitchen and family room  
Kitchen with electric cooking, dishwasher and breakfast bar  
Formal dining  
Separate living room  
Master bedroom with walk-through robe and ensuite  
2 additional bedrooms with built-in robes  
Spacious 4th bedroom  
Well-appointed main bathroom  
Separate toilet  
Large laundry room with external access  
Split system units installed  
Ample linen storage throughout  
Large fully fenced backyard  
Front and rear entertaining decks  
Double carport  
Storage shed

Stats: Build: 1974  
Block: 796sqm  
Living: 153sqm  
Carport: 48sqm  
EER: 1.0  
UV: \$415,000  
Rates: \$2,575 pa  
Land Tax: \$4,034 pa

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.