

36 Audrey Cahn Street, MacGregor, ACT 2615



Sold House

Friday, 15 September 2023

36 Audrey Cahn Street, MacGregor, ACT 2615

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Bree Prince
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Contact agent

What you see: Opposite parkland with Gininderra Creek as your backyard, this modern single level home with only one neighbour, is all about the location. What we see: Evening's spent watching the sun set over the Brindabella's. See more: Immaculate street appeal Located on a corner block, with one neighbour and spectacular views Architect designed with lifestyle, entertainment and simplicity at the core Master bedroom with walk in robe and floor to ceiling tiled ensuite Glass doors from the master bedroom opening up to the north facing rear deck with 180-degree views of the Brindabella's Generously sized bedrooms all with custom joinery built in robes Open plan living and dining area with feature wall display lights and recess Light filled home through all hours of the day Glass stacker doors with crimsafe security screens, opening up onto the alfresco area overlooking Jarramlee Grassland and mountain views Large stone island bench with custom storage, soft close drawers and space to use as a breakfast bar Electric cooking and dishwasher Up to date appliances and ample custom built joinery storage space throughout, including in the garage Full size bathroom with bathtub, separate toilet with floor to ceiling tiles Modern laundry with custom built storage and floor to ceiling tiles Electric zoned reverse cycle heating and cooling to the bedrooms and living areas LED downlights throughout the home Elevated spotted gum rear deck with captivating views to unwind and entertain Landscaped gardens offering easy care, privacy and tranquillity The mountain views offering snow in the winter and stunning sunsets in the summer Double garage with internal and external access, storage and automatic doors Swann security system installed NBN with ethernet cables to living area and bedrooms Shed in the rear yard for all of your garden utensils and tools 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 7 minutes' drive to Burns Golf Club Belconnen Within 12 minutes' drive to Westfield Belconnen Within 14 minutes' drive to University of Canberra Within 19 minutes' drive to the Australian National University Total Living: 121m² Garage: 38m² Block size: 428m² Built: 2014 EER: 5.0 Rental Range: \$650 - \$700 p.w Rates: \$600 p.q Land Tax: \$894 p.q. (approx. applicable only when rented) Disclaimer: The above figures are approximate only. 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.