

38 Hirschfeld Crescent, MacGregor, ACT 2615

Sold House

Thursday, 12 October 2023



38 Hirschfeld Crescent, MacGregor, ACT 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 855 m2

Type: House



Jacob Stanton

0499999734

\$759,000

Buyers price guide: from mid \$700,000's + Welcome to 38 Hirshfield Crescent, Macgregor- where modern living seamlessly merges with unparalleled convenience. Nestled directly opposite a lush parkland, this residence provides the gateway to one of Belconnen's most sought-after suburbs, tailor-made for young families. Imagine a lifestyle that places everything within easy reach and a home that's not only move-in ready but also brimming with potential to reflect your personal style and aspirations over time. For families, the convenience provided is truly unparalleled. A short stroll lands you at Macgregor Primary School, ensuring your children enjoy a safe and easy commute to their education. Whether it's a quick grocery run or a therapeutic shopping spree, Kippax shops are just moments away, offering a diverse range of amenities to meet your daily needs. The residence basks in the glow of a north-facing aspect, enveloped in natural light. As you step through the front door, you're immediately greeted by a sense of space. This home is the epitome of family living, boasting separate living options, a fully renovated kitchen, a modern bathroom, a well-sized bedroom with built-in robes, and the comfort of reverse cycle heating & cooling. The sprawling private gardens, complete with level lawns, offer the perfect canvas for outdoor leisure and potential expansion. For those with a penchant for "toys," there's an abundance of car accommodation. An enclosed carport effortlessly accommodates four vehicles, while a discreet double metal garage at the rear of the property provides room for two more cars or the opportunity for conversion into a studio or workshop. Ample off-street parking ensures that hosting friends, family, or guests is always a breeze. The location presents an idyllic lifestyle, with a short walk leading to local shops, the primary school, playing fields, and a mere ten-minute drive to Belconnen town centre and the University of Canberra. It's time to embrace the next chapter of your life. The Lifestyle: • Opposite lush parklands • Short walk to Macgregor Primary School • Short commute to Kippax Shops • Kings Swim Macgregor • University of Canberra • Belconnen Town Centre The Perks: • Impeccably renovated 3-bedroom residence • Abundant year-round sunshine, courtesy of a north-facing orientation • Serenely positioned opposite picturesque parkland • Highly sought-after locale in Belconnen • Versatile indoor and outdoor living spaces to suit all occasions • Spacious kitchen, newly remodelled, with ample storage and bench space • Stainless steel appliances, electric cooktop, oven, dishwasher, and rangehood • Hard timber flooring complemented by plush new carpets throughout • Stay comfortable with a reverse cycle split system in the living area • Ceiling fans in bedrooms 1 and 3 for enhanced comfort • Energy-efficient L.E.D downlights create a warm ambiance • Dual internet availability NBN and VDSL2 with network connections throughout • Generously proportioned bedrooms, with 2 featuring built-in robes • Modern bathroom with floor-to-ceiling tiles and niche shelving • Bathroom features a kaldewei deep bath & methven satinjet shower head • Well-maintained manicured gardens with hedges and level lawns • Enjoy added convenience with an extra garden shed and a charming chicken coop • Secure your vehicles in the spacious metal carport and double garage The Numbers: • Internal living: 108m² • Garage: 38m² • Block: 855m² • Rates: \$2,499 p.a. approx. • Land Value: \$396,000 (2023) • Build: 1972 • EER: 0.5 Star Note: The new Territory Plan makes changes to RZ1 zoning. Any Canberra block over 800sqm in an RZ1 zone will be able to build a second dwelling on their block up to 120sqm. - It is recommended all buyers do their own research & due diligence.