

# 4 Duhig Place, MacGregor, ACT 2615

TIMOTHY R<sup>D</sup>

## Sold House

Friday, 26 January 2024

4 Duhig Place, MacGregor, ACT 2615

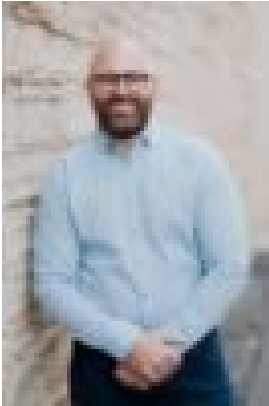
Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 724 m<sup>2</sup>

Type: House



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The road home...Nestled in the serene embrace of a coveted cul-de-sac, 4 Duhig Place Macgregor, is a testament to elegance and sophisticated living. This exemplary residence, surrounded by picturesque landscaped grounds, is a visual masterpiece, featuring a stunning façade adorned with two majestic cherry blossoms and exquisite Daphne hedging. This is more than a home; it's a sensory experience that captivates and enchants at every turn. Upon entering, you are greeted by a beautiful foyer that radiates grace and warmth, seamlessly connecting to the luxurious living and meals area. Here, elegant bamboo flooring sets a tone of refined indulgence. This space is an idyllic retreat for relaxation and rejuvenation, where memories are made and cherished, all while gazing out onto the mesmerising front garden. The heart of the home, a meticulously designed kitchen, boasts a stone benchtop, high-end appliances including a Bosch oven, Fisher and Paykel rangehood, and copious bench and cupboard space. A feature picture window with bench seating frames the enchanting Golden Ash in the rear yard, creating a tranquil backdrop for culinary adventures. The main bathroom, refined and refreshed, effortlessly services three generous bedrooms, ensuring comfort and style in equal measure. Each bedroom, a sanctuary of peace, promises restful nights and energised mornings. The road ahead...Step into the rear yard, your very own piece of Narnia. This tranquil oasis, with its spacious grass area and inspiring Golden Ash, not only offers a mesmerising retreat but also ignites the imagination of children. The inclusion of a spacious double garage adds practicality to this enchanting space. Equipped with ducted gas heating and evaporative cooling, this home guarantees comfort throughout the seasons. Its location in a quiet cul-de-sac offers a lifestyle of convenience and tranquility, close to Umbaranong District Park, local schools, and Kippax Fair shopping centre. Arguably one of the finest three-bedroom homes in the suburb, 4 Duhig Place Macgregor, invites you to discover a life beyond the ordinary. Embrace a world of unparalleled beauty and elegance - your new home awaits. Quality features include... Internal\* Lovingly renovated throughout with minimal and warm colour palette\* Floor to ceiling windows with lush green outlook and plenty of privacy\* Ducted heating\* Evaporative cooling \* Bamboo flooring\* 100% Wool carpet\* Large and modern renovated galley Kitchen - features include stone bench top, Bosch oven and cooktop, Fisher and Paykel range hood, Bosch dishwasher, immense storage capacity utilising wide pull out soft close drawers\* Picture window with bench seat framing Golden Ash with built in storage\* Modern roller blinds and sheer curtains\* Down lights throughout \* 2 x generous built-in robes, plus large linen cupboard Outside• Australian dream backyard, complete with large Golden Ash and hills hoist• Easy low maintenance established garden providing greenery all year round• Double garage (automatic roller door)• Garden shed• Two feature cherry blossoms out front• New awnings on front windows• Watering system to front garden Lifestyle• Family friendly neighbourhood with community feel• Close to several schools and walking distance to Kippax Fair, Charnwood shops and bus stop• Short walk to redeveloped Umbaranong district park with multiple walking/riding loops and several parks Residence: 118.82m2 (approx.) Garage: 41.25m2 (approx.)