

# 40 Allman Circuit, Macquarie, ACT 2614



## Sold House

Thursday, 10 August 2023

40 Allman Circuit, Macquarie, ACT 2614

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 312 m2**

**Type: House**



Kostya Logvinov  
0261510102



Harman Singh  
0478517787

**\$670,000**

+ Convenient location with walking distance to the Jamison Centre+ Updated and well maintained home with an abundance of natural sunlight+ All upstairs windows are double glazed (including window in the stairway), downstairs formal lounge window double glazed+ Large formal lounge with split system air-conditioning and heating unit+ Modern kitchen with gas stove top and plenty of cupboard space+ Meals area with updated tiling+ Updated bathroom with bath/shower & new vanity+ Both bedrooms are large with split system air-conditioning and heating units and built in wardrobes+ Large laundry with plenty of storage+ Recently installed solid timber front door with triple glazed windows and a triple lock security door+ Enclosed carport with automatic door and car access to the backyard through wide gates+ Huge North-facing low maintenance backyard with shed on slab and vegie patch+ Reliable brick veneer separately titled home (No body corporate!)+ Downstairs toilet in laundry area

Located in the highly desired suburb of Macquarie is this immaculate separately titled two-bedroom home that is nestled conveniently close to the vibrant Jamison Centre, it offers easy access to the amenities you need. With just a short drive to Belconnen and the bustling Canberra CBD, this location provides the best of both worlds. 40 Allman Circuit offers you an affordable entry into this prime suburb and will be high on the shopping list of first home buyers or astute investors. The home has been beautifully maintained and updated by its live-in owners and offers a comfortable floorplan with a formal lounge, separate meals area and two well sized bedrooms with built in wardrobes. The north facing backyard is the star of the show and would be a perfect start to young families with children or pets.+ Internal living area: 86.55m<sup>2</sup>+ Carport: 15m<sup>2</sup>+ Block size: 312m<sup>2</sup>+ Year built: 1985