

42A Arndell Street, Macquarie, ACT 2614



House For Sale

Thursday, 18 January 2024

42A Arndell Street, Macquarie, ACT 2614

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Sebastian Gutierrez
0261736300



Joshua Gutierrez
0431674662

Auction 08/02/2024

This home is a stunning stand-alone residence constructed and designed perfectly for comfort and practicality. Ideal in position, Perfect for the young growing family, those looking to upgrade or downsize, or the savvy investor seeking a tasteful addition to their portfolio. This single level home is sure to tick all the right boxes and much more. Internally, this home offers you a generous amount of living space to relax and entertain in comfort. Take advantage of the multiple living areas, hosting events with family and friends will be easier than ever. The spacious kitchen located in the heart of the home offers a practical layout to cook homemade meals to the highest level possible. Offering you quality stainless-steel appliances, plenty of cupboard and bench space for easy and simple meal preparation. Well positioned, all 3 bedrooms have built-in robes. The large main bedroom has a large built-in robe and ensuite. The bathroom has been practically located between bedrooms 2 and 3 and features a well sized bathtub. The backyard offers you a spacious yet low maintenance area for you to entertain on those warm sunny days. The backyard caters to a large timber deck area, ideal for the outdoor entertainer. Located in the sought after suburb of Macquarie, experience the benefits of living just a few hundred metres away from Jamison plaza, close to the University of Canberra, the North Canberra Hospital and Belconnen Town Centre. If you have further questions or wish to inspect this stunning home, please feel more than welcome to contact Sebastian Gutierrez 0422 184 922 or Joshua Gutierrez 0431 674 662. We're more than happy to help you with your journey to find the perfect home.

Key features: Desirable Macquarie location
Timber deck area
Multiple living areas
Generously sized kitchen with stainless steel appliances
20mm stone bench tops
5 burner gas cooktop
Ample cupboard space in kitchen
Ducted heating and cooling
Bedrooms with generously sized main bedroom
Built-in robes
Bathroom with bathtub
Above the counter basin
Full height tiling in bathrooms
Wooden flooring
European style laundry
Linen storage
Low maintenance garden

Key figures: Living area: 119m² Block size: 271m² Rates: \$3,240 p.a (approx.) Land tax: \$4,516 p.a (approx.) EER: 3.5

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.