

# 5 Carman Loop, MacGregor, ACT 2615

**VERV**

## House For Sale

Friday, 1 December 2023

5 Carman Loop, MacGregor, ACT 2615

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 366 m2**

**Type: House**



Alysia Walsh  
0400880915

**\$749,000+**

Nestled in a peaceful loop street, this enchanting residence offers a harmonious blend of comfort, style, and serenity. Built on a North-South axis, discover the perfect sanctuary where thoughtful design meets the art of peaceful living. Number 5 is the perfect example where practicality meets low-maintenance. Upon entry you are greeted with elegant floating flooring, leading each to the kitchen and dining spaces, opening out onto your generous back deck. Plush carpeting creates a cozy atmosphere in the living area, rear hallway and into each of the bedrooms. The open plan Kitchen and dining area has been thoughtfully designed with quality stainless steel appliances, and windows to the north and east, capturing plenty of light to present a sun-kissed setting. Begin your mornings taking in the glorious sunrise with a cuppa, or perhaps enjoy a cold drink of an evening, relaxing and dining with friends. The expansive grassed backyard is the perfect setting for kids and pets to play. Accommodation includes your well-proportioned master bedroom offering a built-in-robe and ensuite. Its East aspect welcomes the morning sunlight, for a serene start to each day. Two additional bedrooms each with built-in-ropes face North and East, embracing the gentle glow of the North-Easterly sun, creating a cozy ambience. These bedrooms have ease of access to the main bathroom. Enjoy personalized climate control with ducted heating throughout the home, plus a Fujitsu split system and ceiling fans which adorn the Master and third Bedroom for added comfort. With the added feature of Instantaneous Hot Water, you are met with a constant supply of warmth. A large, north facing laundry offers ample space and external access to the rear deck. Smart water solutions include a 2000L water tank plus pump, which allows use to the laundry and toilets. An external tap has been fitted to both the front and rear of the home for ease of watering. The single-car garage has been transformed into a music studio, offering versatility with internal access and easy reversion should you prefer to use for car accommodation. Only a quick 9min drive from Belconnen Town Centre for a multitude of shopping and dining experiences at Westfield and surrounds. Features include:

- Quiet loop street
- Master bedroom facing East with BIR and ensuite
- Bedrooms 2 & 3 offering BIR, with North and East aspects
- Open plan Kitchen and dining faces north with windows to north and east
- Deck on a North-South axis, offering morning sunrise
- Large, grassed backyard – perfect for kids and pets to play
- Ducted heating throughout the home
- 1 x Fujitsu split system
- Ceiling fans to Master and 3rd Bedroom
- Instantaneous HWS
- Floating floor through entry, kitchen, and dining
- Carpeted to the living area, back hallway and through to the bedrooms
- Bosch and Omega Stainless steel appliances
- Large laundry facing north with external access
- Single car garage offering internal access has been converted into music studio; can be tweaked to become a theatre room or easily converted back
- 2000L water tank with pump (rainwater connected to toilets and laundry)
- Side gate access
- A short 9min drive to Belconnen Westfield for many shopping and dining experiences
- 15mins to Canberra CBD
- 20mins to Gungahlin Town Centre and Light Rail

Built: 2014 EER: 5.5 UV: \$407,000 Block size: 366m<sup>2</sup> approx Total Living size: 137.10m<sup>2</sup> approx Garage: 22.60m<sup>2</sup> approx Rates: \$2,443 p/a approx Land Tax: \$3,725 p/a approx Rental Estimate: TBA\*\* NB: This property is vacant and has been virtually staged for marketing purposes only \*\*