

**54 Macfarlane Burnet Avenue, MacGregor, ACT 2615**



**Sold House**

Monday, 14 August 2023

54 Macfarlane Burnet Avenue, MacGregor, ACT 2615

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 600 m2**

**Type: House**



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## Contact agent

Auction Location: On Site Auction on the 8th of July Unless Sold Prior! An ideal property for young families, downsizers & upsizers, brought to the market for the first time since construction in 2010. Situated on a prime parcel of 600sqm; with approximately 131m<sup>2</sup> of single level, contemporary internal living space and alfresco dining, suitable for sunset dinners with your nearest and dearest, surrounded by manicured gardens, this home is sure to impress. The entryway and adjacent sitting room at the front of the premises could be used as a formal lounge or casual entertaining space, flowing through to the hallway, study nook, and double lock up garage with internal access. The master bed, ensuite and walk-in robe breaks off from the spacious open plan main living and dining space. The kitchen comes fully equipped with a gas cooktop, Bosch and Omega appliances currently fitted, and an option to retain the existing Westinghouse double door refrigerator, in place for you ready to move in. Two further bedrooms with built in storage, break off from the main living area, with a dedicated bathroom and powder room. The laundry comes equipped with double pet door entry, as well as rear access to the fully enclosed backyard. The gardens have been meticulously maintained by the owner and will provide a full harvest of edible plants for all the family. The gardens also come equipped with a rainwater harvesting system, currently used for wastewater to the property but could be easily reticulated to irrigate the gardens. The owner will consider pre-auction offers under the right terms!

- \* Split System Cooling
- \* Ducted Gas Heating
- \* Solar System With Battery
- \* Rainwater Harvesting System & Storage
- \* Established Vegetable Garden
- \* Fully Enclosed Rear Yard
- \* Study Nook
- \* Single Level Residence On A Flat Block
- \* Pet-Friendly Home

UV: \$482,000 Rates: \$2,634 p.a. Land Tax: \$3,915 p.a. Block Size: 600sqm Living Size: 131sqm

Supply & Installation SolarHub 2021 - \$21000 system

- Inverter: Solar Edge Hybrid High Powered (12-year product warranty)
- Battery: LG Chem RESU High Voltage (10-year product warranty)
- Hybrid 5000 LG Neon2 360W 5.04kW (solar panels) 25 year product warranty

Organic edible garden

- Subpod worm-farm
- Compost bin
- Garden beds mulched and fertilised ready for spring planting
- Olla pots (self watering) in 5 raised beds with berries/fruit trees

Fruit

- Gooseberry's
- White raspberries
- Red raspberries
- Boysenberry
- Apples
- Lemon
- Strawberries
- Elderberry

Herbs

- Sage
- Parsley
- Spearmint
- Mint
- Lemon balm
- Herb Robert
- Rosemary
- Aloe

Vegetables

- Garlic
- Spring Onion
- Potato
- Silver beet
- Spinach
- Kale
- Broccoli
- Snow peas

Bird and bee attractants, companion planting and pest control

- Marigold
- Calendula
- Lavender
- Borage
- Nasturtium
- Tree marigold