

69 Merriman Crescent, Macarthur, ACT 2904



House For Sale

Saturday, 18 November 2023

69 Merriman Crescent, Macarthur, ACT 2904

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 779 m2

Type: House



Eoin Ryan-Hicks

Auction

Auction Location: In Room | LJ Hooker Canberra City Auction HQ Welcome to your dream home, nestled in the heart of the highly sought after and tightly held suburb of Macarthur, this fully renovated 4 bedroom, 2 bathroom gem is sure to impress the moment that you set foot in the door. As you step into the spacious living room, you will be captivated by the stunning raked ceilings and the natural light pouring through the north facing windows that create an open and welcoming atmosphere. You can indulge yourself in the luxury of 2 beautifully renovated and well-appointed bathrooms that boast exquisite finishes and meticulous attention to detail, a main bathroom for the use of all the home's residents and an ensuite that is tucked away in the master bedroom that is sure to impress. The entire home exudes a sense of freshness with plush new carpets in the bedrooms and living areas, providing a warm and inviting touch to every step. The heart of the home, the kitchen, is a chef's delight featuring a modern design and equipped with an electric cooktop, making cooking an absolute delight. Boasting 4 spacious bedrooms all with built in wardrobes and ceiling fans, this residence offers ample space for the entire family or guests. The cleverly designed layout includes 2 separate living areas across two floors, providing flexibility for entertainment, relaxation, or even a home office. The synergy of functionality and style creates an ideal setting for every lifestyle. The Backyard is also superb, with more than enough courtyard space for a lovely outdoor setting where you can enjoy late afternoon sun while enjoying some food or a drink. As well as a courtyard there is ample amount of green space to work your green thumb, whether that be creating garden beds or maintaining the grassed area which is perfect for game of soccer or cricket. Don't miss the chance to secure a spot in this prestigious suburb. Looking to call Macarthur Home? Please speak with Eoin Ryan-Hicks at 0424 042 419 or Tim Russell at 0416 087 834 for further information or a private inspection. Property Features:- 778 m2 block- Ceiling fans- Raked ceilings- Electric stove top- Reverse cycle A/C in the master bedroom, upstairs media room & lounge area- Renovated bathrooms- Brand new carpets- Separate toilet and study room behind garage- Double lock up garage- 2 separate living areas- Large fireplace in open living area- Cosy deck on second floor with views- Linen storage space- New paint throughout- Renovated kitchen- Close proximity to local shops Rates: \$2,861 p.a. approx. Land Tax: \$4,699 p.a. approx. EER: 2.5 All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.