

**8 Buggy Crescent, McKellar, ACT 2617**



**House For Sale**

Thursday, 8 February 2024

8 Buggy Crescent, McKellar, ACT 2617

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 743 m2**

**Type: House**



Treston Bamber

0488488956

## Auction 02/03/24

Enjoy relaxed family living with this beautifully updated home in McKellar. This property has all the ingredients for modern, comfortable family living, from the generous functional layout and beautiful presentation to the covered outdoor area and inground pool, all in a peaceful setting close to Lake Ginninderra and parklands. The spacious, light-filled home with soaring cathedral ceilings and skylights offers plenty of room for the family to spread out with a casual living area, a formal living and dining area, and a separate rumpus room - ideal as a media room, games room or teenager's retreat. Accommodation comprises four bedrooms, three with built-in robes. Parents will love the separated main bedroom with its own private ensuite, while the other three bedrooms are at the back of the house and are serviced by a full family bathroom with spa and separate toilet. One of the bedrooms is currently being used as a home office with bookshelves and storage installed, but it could be utilised as a fourth bedroom/guest room - lots of flexible options! Long held and well-maintained, this home has been regularly updated into a modern haven that will appeal to even the most discerning buyer. Upgrades include new gutters and downpipes, additional and modernised storage, modernised bathrooms with a spa, double glazing with Nordic blinds, skylights, bamboo flooring, and carpets. Solar panels keep energy costs low, while central gas heating, a cosy fireplace, and updated evaporative cooling ensure all-year climate comfort. The modern kitchen has plenty of bench and storage space with a walk-in pantry and is fully equipped with quality Miele appliances, including a gas/electric cooktop, wall oven, dishwasher and even the fridges are included! Additional features of note include a double lock-up garage with internal access and ladder access to roof storage, back-to-base security, motorised shade awnings, and a 4-zone automatic watering system for hassle-free garden maintenance. The beautifully manicured gardens create a welcoming first impression and set a serene tone for the outdoor space, where an inviting inground, solar-heated pool awaits, offering a refreshing retreat on warm summer days. A paved and shaded alfresco area and a second gated outdoor entertaining area extend the living space and are perfect for leisurely gatherings and alfresco dining. Situated in a quiet street, you're just moments away from parkland, Lake Ginninderra and its many bike and walking paths. Primary and high schools are close by plus University of Canberra, while Evatt shops are close at hand for your everyday shopping needs, and Belconnen CBD is a short 10-minute drive away. Nearby bus stops and easy access to arterial roads make getting around a breeze, ensuring both convenience and tranquillity in this peaceful suburban haven. Spacious, beautifully updated and maintained, and in a fantastic location, this home is not to be missed. Come and see for yourself all this property has to offer; contact the office today for inspection times.

**Auction Details - This home will be auctioned on site on Saturday 2nd March 2024 at 2:00pm - Unless sold prior to.**

**Features -**

- Spacious updated family entertainer on approx. 743m<sup>2</sup> block
- 4 beds with BIR (1 currently used as an office with bookshelves)
- Main bedroom is separate from the rest with a WIR & ensuite
- Family bathroom with spa bath & heated flooring + separate WC
- Spacious family living + formal lounge & dining + separate rumpus
- Modern kitchen with gas cooktop, dishwasher, wall oven, twin fridge and freezer
- DLUG with roof storage + laundry room + new gutters & downpipes
- 24-panel 5.5kw solar panels + 3-phase outlet in the garage for EV
- High energy rating of 6.0 stars
- Skylights with honeycomb blinds + double-glazing with Nordic blinds
- Ducted gas heating + evaporative cooling + fireplace in formal lounge
- Manicured gardens in fenced yard + 4-zone automatic watering
- Solar-heated, saltwater pool + 2x covered alfresco entertaining areas
- Close to schools, shops, busses, parks, Lake Ginninderra, Belconnen
- Spacious, updated and beautifully maintained in a peaceful locale