

**9 Marcus Faunce Street, MacGregor, ACT 2615**

**Sold House**

Wednesday, 20 September 2023

9 Marcus Faunce Street, MacGregor, ACT 2615

**Bedrooms: 4**

**Bathrooms: 2**

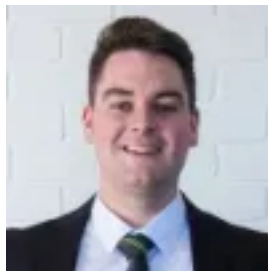
**Parkings: 2**

**Area: 521 m2**

**Type: House**



Colin McIntyre  
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Kieran Jackson  
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**\$900,000**

Discover the epitome of family living in this immaculate residence, perfectly nestled in a prime location. From the moment you step through the door, you'll be captivated by the charm and comfort that this move-in ready home offers. With brand new carpets and fresh paint throughout, this home exudes an inviting and pristine atmosphere. Step inside and be greeted by a spacious formal lounge room, seamlessly flowing into the open kitchen and dining area. The clever layout ensures a harmonious flow throughout the home. Prepare meals with ease in the well-appointed kitchen, complete with a large peninsula bench boasting quality stone countertops. It's equipped with modern appliances, including an under-bench oven, gas cooktop plus space for a dishwasher of your choice. Plus, there's ample pantry space for all your food and appliance storage. The cozy family room is an ideal space to unwind and create lasting memories with loved ones. This home offers four generously sized bedrooms, each featuring built-in robes. The master bedroom, thoughtfully located at the front of the home, boasts an ensuite bathroom and a walk-in robe for your convenience. Stay comfortable all year round with ducted reverse cycle heating and cooling. Step outside to discover easy-care gardens and a spacious patio area, perfect for hosting BBQs and gatherings with family and friends. This home is not only a sanctuary of comfort but also conveniently located close to a variety of schools, making it an excellent choice for families. Enjoy easy access to public transport options and shopping centres, ensuring all your daily needs are within reach. From front to back, this home has been meticulously maintained and is ready to welcome its new owners. Don't miss the opportunity to make this fantastic property your forever family home. To arrange a private viewing or for more information, please contact Col today. Act fast – homes like this don't stay on the market for long.

**Features Include:**

- Formal and informal living areas
- Functional kitchen with stone bench tops
- Brand new carpets
- Repainted throughout
- Ducted heating and cooling
- Easy care gardens
- Double garage with internal access
- Great location
- Move-in ready

**Outgoings & Property Information:** Living size: 160.47 sqm Block size: 521.93 sqm UCV: \$426,000 Rates: \$2,375 per annum Land tax (if rented): \$3,201 per annum Expected rent: \$720 - \$760 per week Year Built: 2010 EER: 5.5

**Disclaimer:** Whilst we take all due care in gathering details regarding our properties either for sale or lease, we accept no responsibility for any inaccuracies herein. All parties/applicants should rely on their own research to confirm any information provided.