

# 92 McInnes Street, Weston, ACT 2611

## Sold House

Friday, 11 August 2023

92 McInnes Street, Weston, ACT 2611

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 102 m2

Type: House



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**\$895,000**

A well-appointed family home complimented by great outdoor spaces, 92 McInnes Street Weston is ready to move in and enjoy. Well set back from the street, the living area of the home features an open plan lounge room and dining space. The area is complimented by a large window to the front with elevated views, and double-glazed French doors to the landscaped garden at the rear, allowing for plenty of natural light, leafy vistas and a seamless flow to the outdoor entertaining area. All three bedrooms are well sized and have built in robes. The updated bathroom is generous in size and includes a shower over bath, glass storage shelves and vanity. The separate laundry offers plenty of storage and its own direct access to the backyard. For added comfort, there is ducted gas heating and evaporative cooling throughout the home. Established deciduous trees and awnings on the front windows provide ample summer shade, while the north-west aspect lets the warm winter sun stream in. Sitting further back on the block than usual, there's scope to consider an extension to the front or the back. The updated kitchen features plenty of storage and a generous amount of bench space. Appliances include a gas cook top, electric oven, dishwasher and double stainless-steel sink. The large, double-glazed bifold window above the sink provides a leafy outlook with easy vision of the backyard, and opens wide to access the outdoor servery/bar. The landscaped backyard has been well thought out, combining multiple spaces to create a seamless entertaining area. The three tiers include a paved dining terrace to the top, a manicured grassed area in the middle, and a large timber entertaining deck that connects to the home. There's also a sandpit for the little ones. Established trees and shrubs throughout further compliment the outside spaces. The extra-large garage with workshop area is suitably equipped with 3-phase power, lighting and plenty of room for storage. Further car accommodation is provided by the near-new double carport to the front of the home, equipped with power outlets and lighting. The home is superbly located, being within walking distance of Cooleman Court, local schools, playgrounds and nature walks and only a short drive to Woden Town Centre and the Canberra Civic Centre. Or use the frequent buses, stopping just around the corner. Nearby is Stromlo Forrest Park where you will find great walking trails, bikes paths and picnic areas. Features: Ducted heating and evaporative cooling throughout 3 phase power in the garage Gas cooktop, instantaneous gas hot water, and electric oven. Entertaining deck with bar and bifold window to the kitchen Landscaped garden with paving and tiers. Double glazing to dining area and kitchen Double carport + extra large 1 car garage with workshop space Elevated north-west aspect with views of Mt Stromlo and the Brindabellas Figures: Rates \$3,253 Land Tax \$5,233 Block size 708m<sup>2</sup> House size 102m<sup>2</sup> UV \$710,000 (2022) EER 1.0 Star