

93 Macfarlane Burnet Avenue, MacGregor, ACT 2615 **BLACKSHAW**

House For Sale

Friday, 1 December 2023

93 Macfarlane Burnet Avenue, MacGregor, ACT 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 460 m2

Type: House



Campbell Jones
0427401109



Luke Revet
0418101213

Auction

Welcome to 93 MacFarlane Burnet Ave, MacGregor – where contemporary living meets convenience in this meticulously maintained 124.72sqm residence. Ideal for first homebuyers or downsizers, this single-level haven on a 460sqm parcel promises a low-maintenance lifestyle. Step inside to discover an open plan layout, seamlessly integrating lounge and dining zones bathed in natural light. Modern finishes and fittings grace the interiors, complemented by a well-appointed kitchen boasting stainless steel appliances. The allure extends outdoors to a timber deck, perfect for al fresco dining, overlooking generous and easily managed gardens. Rest easy in sizable bedrooms, each featuring built-in wardrobes, while the well-kept bathroom offers a separate bath and shower for indulgent relaxation. Enjoy year-round comfort with air conditioning in the living zone. Convenience is key with a single lock-up garage providing internal entry, supplemented by off-street parking. Located in a peaceful and community-minded setting, this residence is a short stroll from local bus services, parks, and reserves. Moreover, it falls within the coveted catchment for Macgregor Primary School. Don't miss the chance to make this your home – where modern living meets effortless convenience. Features of this property - - Open plan living- Chefs' kitchen with modern appliances- Three generous bedrooms inclusive of built-in robes- Entertaining deck- Large, secure backyard- Low maintenance gardens- Easy access to local transport- Convenient location within easy access of schools, public transport, local and major shopping centres, sporting facilities and hospitals Block size 460m² (approx.) Internal living 104.44m² (approx.) Garage size 20.28m² (approx.) Rates \$2,478 per annum (approx.) Land Tax \$3,803 per annum (approx.) Rental estimate \$610-\$620 per week (approx.)