

# 96 MacFarlane Burnet Avenue, MacGregor, ACT 2615

TIMOTHY R<sup>D</sup>

## Sold House

Monday, 14 August 2023

96 MacFarlane Burnet Avenue, MacGregor, ACT 2615

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 446 m<sup>2</sup>

Type: House



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**\$780,000**

"Home is the starting place of love, hope, and dreams." - Unknown  
The road home...Discover the essence of comfortable living with this impeccable three-bedroom residence nestled in the heart of Macgregor. Infused with modern comforts and surrounded by all the local conveniences, this property stands as the perfect residence for families and investors alike. Step into a generous open-plan living room, seamlessly flowing into a well-equipped kitchen. Located at the rear of the home, these spaces provide an ideal setting for family gatherings, culinary explorations, and moments of relaxation. The master bedroom, a private haven, is complete with a walk-in-robe and an ensuite, ensuring a luxurious retreat within your own home. The remaining two bedrooms, both featuring built-in robes, provide ample space for family members or guests. A contemporary main bathroom services these bedrooms, demonstrating thoughtful design and efficient use of space. The ducted heating and cooling system is a testament to the property's commitment to comfort, ensuring optimal temperatures throughout the year. Additionally, the internal access from the single garage with its automatic roller door offers both convenience and security. Outside, a covered entertaining area presents the perfect backdrop for alfresco dining, while the generous grassed area invites a myriad of possibilities, from children's playtime to backyard barbeques. A hidden gem, the rear shed concealed behind lush hedging, offers abundant storage space. The road ahead...Positioned ideally for convenience and lifestyle, this home is within close proximity to public transport, the Wonder School Early Learning Centre, the Magpies Golf Club, and Kippax Shopping Fair. In this Macgregor home, love, hope, and dreams come to life, offering an unrivalled blend of comfort, style, and convenience. Quality features include...  
\* Ducted heating and cooling  
\* Gas wall furnace to living room  
\* Open-plan living room  
\* Well-appointed kitchen  
\* Covered entertaining area  
\* Dedicated grassed area for children/pets play  
\* Rear shed (concealed behind hedging)  
\* Single garage (internal access, automatic door)  
\* Ample off-street parking  
\* Close to Wonder School Early Learning Centre, Magpies Golf Club, and Kippax Shopping Fair  
Year built: 2011  
Residence: 107.36m<sup>2</sup> (approx.)  
Garage: 20.99m<sup>2</sup> (approx.)  
Total: 128.35m<sup>2</sup> (approx.)