

**124 MacFarlane Burnett Avenue, MacGregor, ACT  
2615**



**House For Sale**

Sunday, 23 June 2024

124 MacFarlane Burnett Avenue, MacGregor, ACT 2615

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 449 m2**

**Type: House**



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## Auction 13/07/2024

Located in the family friendly suburb of Macgregor, just 8 minutes from Belconnen Town Centre and 22 minutes to Canberra's CBD, is this three bedroom home perfect for first home buyers, downsizers and investors alike. As you enter the home you are welcomed by a light-filled living area that is overlooked by a modern and spacious kitchen, ideal for growing families. The main living areas are beautifully modern with stylish shutters and floorboards. With new carpets in the bedrooms and fresh paint throughout, this home exudes a sense of peace and tranquility. The spacious open-plan living and kitchen opens directly onto your outdoor covered entertaining area, for those who love entertaining in comfort and style. Off the main living and kitchen area your family will enjoy the additional living area conversion. This bonus multipurpose room boasts separate front access and is currently used as a rumpus room. Depending upon your needs, this extra living area would make the perfect work-from-home office, small business consulting room or large fourth bedroom for extended families if required. Flowing from the living areas to the rear of the home you will find three bedrooms, all with built-in robes and serviced by the main bathroom, which boasts a bath and the convenience of a separate toilet. Being segregated from the main living areas, the location of the bedrooms assures a private and quiet place for rest and relaxation with every room, looking onto the rear gardens. The gardens have been lovingly maintained by the current owners, with a variety of established fruit trees and raised vegetable planters. The backyard boasts a large grassed area and is fully secure, perfect for children and pets to run and play in complete safety. The location is perfect for those who love nature, only a short stroll to horse agistment paddocks and farmland, bicentennial trail and multiple urban playgrounds for children. Soak up views of Brindabella mountains and beautiful sunsets. The owner will consider pre-auction offers under the right terms!

**Features:**

- Open-plan living
- Rumpus room/ multipurpose room/ 4th bedroom
- Zoned ducted air-conditioning throughout
- Built in wardrobes in each bedroom
- Modern kitchen
- New carpets in rumpus and bedrooms
- Floating floors through the main open living and kitchen
- Plantation shutters throughout
- Outdoor covered entertaining area
- Established fruit trees and raised garden beds - enjoy fresh fruit and vegetables from your own backyard!
- Large garden shed
- Two water tanks for irrigation - 2000L + 5000L
- Fully enclosed rear yard with side access
- Ample off-street parking

**Stats:**

- Build: 2011
- Living: 127.80 sqm
- Block size: 449 sqm
- Rates: \$2460 pa

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