

# 13 Lochbuy Street, Macquarie, ACT 2614

LUTON

## House For Sale

Sunday, 23 June 2024

13 Lochbuy Street, Macquarie, ACT 2614

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 913 m<sup>2</sup>**

**Type: House**



Aniko and Peter Carey  
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## Auction

Situated in a brilliant location, a quiet loop street only a short walk to the Jamison centre and schools, this freshly presented home is set well back from the road on a generous block of approximately 913 m<sup>2</sup> in an RZ2 zone, suggesting a number of development possibilities! The red brick home has excellent street appeal, complemented by easy care native gardens. Neutral white decor throughout and wool carpet add to the welcoming feel in the spacious lounge, kept cosy with an electric heater installed in the brick fireplace. The roomy dining/kitchen is full of light from a window to the north aspect and is equipped with an electric stove. Wool carpet also features in the hallway and bedrooms, while drapes in good condition furnish living areas and all bedrooms. The generous master bedroom offers two built-in robes, with a built-in to the second, while the bathroom has a separate w/c. Updated Colorbond gutters and fascias have replaced the original. Bordered by trees and shrubs, the large level rear garden includes a double garage and garden shed. There is a gate in the fence opening onto a bike pathway on the reserve. Presented in very liveable condition, the home offers unlimited potential for renovation, extension or development, in a wonderful, quiet location only a short walk to all the cafes, shops, Coles and Aldi in the Jamison centre. Primary and high schools are within a comfortable walk, as well as Big Splash water park, a great summer attraction. Sure to spark the imagination! Rates: \$3,819 (Approx) UV: \$701,000 (Approx) Key Features

- Neatly presented, red brick home in quiet loop street on block of approximately 913 m<sup>2</sup> in RZ2 zone
- Short walk to Jamison centre, local shops, primary and high schools, and Big Splash
- Good street appeal and set amidst easy care native gardens
- Neutral white decor throughout and wool carpet in lounge, hallway and bedrooms
- Drapes in good condition furnish living areas and bedrooms
- Generous lounge overlooks front garden and is warmed by an electric wall heater
- Bright kitchen/dining has window to the north aspect and an electric stove
- Spacious master bedroom offers two built-in robes, with a built-in to the second and a freestanding robe in the third bedroom
- Bathroom presented in neat original condition, with a separate w/c
- Updated Colorbond guttering and fascias to home
- Double garage and a garden shed
- Large level rear garden is bordered by trees and shrubs with a gate onto bike path
- Short walk to Coles and Aldi, shops and cafes in Jamison centre, primary and high schools