

13 Rowland Street, MacGregor, ACT 2615



House For Sale

Sunday, 23 June 2024

13 Rowland Street, MacGregor, ACT 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 298 m2

Type: House



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\$740,000+

Are you looking for the perfect home to start your journey or to downsize in comfort? Look no further! Welcome to 13 Rowland Street, a rare find in the right location. Inside discover the free-flowing simple style and substance of a charming home that is perfect for you today while also offering a compelling opportunity as a future investment. Accommodation is made easy with each of the bedrooms occupying a place along the hallway, complemented by modern colours and lovely windows to filter in the natural light. They are accompanied by a versatile bathroom detailed with floor-to-ceiling tiling and feature strips, a shower, bath, a good sized vanity and separate toilet. Drawing in the warming rays of sunshine, the home's long living/meal zone cherishes north-facing windows. Rolling effortlessly off the family/meals, the stamped concrete alfresco with covered pergola featuring ceiling fans, is where you'll love to sit overlooking the low maintenance grounds; your own secluded space. Finished with contemporary floating laminate floorboards, the bright living and meal space also marries up with a stainless steel equipped kitchen where plenty of cabinetry, a laminate benchtop and a Fisher & Paykel appliance package. Further inclusions too good not to mention include; a single garage, side access to the backyard, ducted gas heating, a gas wall furnace, a reverse cycle split system air conditioner in the living/meals area, CrimeSafe screens, a fully fenced backyard and a long driveway with room for multiple car parking. This home's prime location is ideal for both families and professionals, being just steps from local amenities and within a short walk of shops and renowned schools. EER 6.0 Why this home is solely for you: * Located in a quiet part of the Macgregor neighbourhood on a 298m² courtyard block and features north facing living areas that capture the natural light * Home size: Residence - 102.59m²; Garage - 20.24m² * The interior showcases stylish floating laminate floorboards and tiled wet areas * All three bedrooms feature built-in robes * In the tiled kitchen, you'll find a Fisher & Paykel gas cooktop, oven, and rangehood * The bathroom includes a shower, vanity, full size bath, and a separate toilet for convenience * For year round comfort, the home features gas ducted heating, a gas wall furnace, and a reverse cycle split system air conditioner * Security is ensured with CrimeSafe screens, while curtains and pull down blinds provide privacy * Outside discover the inviting outdoor entertaining area, complete with a covered pergola featuring two ceiling fans * The low maintenance enclosed backyard offers side access, making it easy to maintain * 2,500L water tank and Solar hot water * Single automatic garage with internal access adds to the home's convenience and security