

**16 Buggy Cres, Mckellar, ACT, 2617**



**House For Sale**

Thursday, 17 October 2024

16 Buggy Cres, Mckellar, ACT, 2617

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Treston Bamber

0488488956

## Charming and Versatile Family Retreat in McKellar

Nestled in leafy surroundings within the family-friendly suburb of McKellar, this stunning home offers abundant indoor and outdoor living space, versatility, and timeless charm, perfect for families seeking style, comfort, and room to grow.

With a spacious layout, the home offers formal living and dining areas alongside a casual living area and a stylish modern kitchen. Accommodation includes four bedrooms-three with built-in robes and serviced by an immaculate family bathroom, while the main features a walk-in robe and ensuite. The fourth room easily doubles as a study or guest bedroom, while two additional rooms behind the garage-ideal as a rumpus room, home office, and storage space-offer added flexibility.

This beautiful home radiates warmth and character with its split-level design, soaring raked ceilings, exposed beams, plantation shutters, and rich wood accents. Adding to the appeal is the combustion fireplace, a cosy focal point for relaxed and comfortable living.

Practical features like ducted and split-system heating and cooling, a solar system, and a full laundry add to the home's comfort and efficiency, while secure parking is available in the double lock-up garage.

The delightful gardens complete the package, from the leafy street frontage to the private, landscaped yard. Sandstone retaining walls frame gardens with established shade trees, and a lawn area is perfect for kids and pets. Overlooking this serene setting is the fabulous covered entertaining area with ample space and direct access to the kitchen, making it ideal for alfresco dining and entertaining.

Families will love the peaceful location, just moments from parks and playgrounds, and with easy access to bike paths taking you to Lake Ginninderra and beyond. Schools, childcare, and buses are within walking distance, while Belconnen town centre and Mall are a short 5-minute drive away-the perfect blend of convenience and peaceful suburban living.

Experience for yourself all this lovely home has to offer-you'll be charmed from the moment you step through the door. Contact the office to arrange a viewing.

Auction Details - This home will be auctioned on site on Saturday 9th November 2024 at 10:00am - Unless sold prior to.

### Features -

- Spacious & charming family home on an 833m<sup>2</sup> landscaped block
- 4 beds, 3 with BIR, main with walk-in robe & private ensuite
- Lovely main bathroom with bath & separate WC + laundry room
- Formal lounge with raked ceilings, exposed beams, fireplace
- Dining area with slate tiles overlooking the lounge room
- Casual family living & kitchen area opening to covered alfresco
- Sparkling modern kitchen with stone benches & ample storage
- Stainless steel appliances: ceramic cooktop, oven, dishwasher
- Ducted & split-system heating & cooling + 8kw solar panels
- Attractive plantation shutters in the lounge & bedrooms
- DLUG + parking in drive + rumpus room/office + storage room
- Beautiful gardens front & back with sandstone retaining walls
- Walk to parks, schools, childcare, buses, close to cycleways
- 5 minutes to Belconnen Mall, 25 minutes to Canberra city Centre
- An exceptional family lifestyle awaits in leafy surrounds

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot

guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.