

**172 Macfarlane Burnet Avenue, Macgregor, ACT,  
2615**



**House For Sale**

Saturday, 24 August 2024

172 Macfarlane Burnet Avenue, Macgregor, ACT, 2615

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Comfortable living in a sought-after location

If you're looking for the perfect property to call yours, 172 MacFarlane Burnet is not to be missed! Located within a lovely family neighbourhood, this separately titled property offers everything you need for comfortable and convenient living.

As you step inside the property you will be pleasantly surprised with the functional floorplan and a layout which seamlessly connects the kitchen to the living and dining. A split system in the living room and gas wall furnace ensures year-round comfort, keeping you cool in summer and cozy during the winter months. The generously sized kitchen boasts a wide range of storage options, gas cooktop and dishwasher.

The three bedrooms all feature carpet and built in robes with the main bathroom well positioned for all to utilise. The backyard provides a wonderful space for green thumbs, children and pets, and outdoor entertaining with friends and family

Whether you're a first home buyer, investor or down-sizer, this home's prime location is ideal for both families and professionals, being just steps from local amenities and within a short distance of shops and renowned schools such as Kippax Shopping Centre, Macgregor Primary, Melba Copland High School and St Francis Xavier College.

### The features:

- ? Carpeted bedrooms all with built in robes
- ? Bathroom featuring a bath a separate WC
- ? Single automatic garage with internal access
- ? Long driveway with room for multiple car parking
- ? Open plan living and dining space
- ? Durable bamboo flooring in the living/dining
- ? Single level well designed floorplan
- ? Kitchen with generous storage, gas cooking and dishwasher
- ? Easy care, fully fenced, family friendly backyard
- ? Split system air conditioner and gas wall furnace
- ? NBN fibre to the premises

### The details:

- ? Built 2012
- ? Living 95m<sup>2</sup>, garage 21m<sup>2</sup>, land size 297m<sup>2</sup>
- ? EER: 6
- ? Rates: \$590 per quarter approx.
- ? Rental estimate: \$550 - \$560 per week
- ? Land Tax (if rented): \$3214 per annum approx