

**179 MacFarlane Burnet Avenue, Macgregor, ACT,  
2615**

**AGENT TEAM**

**House For Sale**

Wednesday, 23 October 2024

179 MacFarlane Burnet Avenue, Macgregor, ACT, 2615

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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## Looking for the best?

Welcome to 179 Macfarlane Burnet Avenue, a beautifully enhanced 3-bedroom, 1-bathroom home, thoughtfully updated to deliver modern comfort, energy efficiency, and effortless style. This property is a perfect choice for anyone seeking a low-maintenance yet luxurious lifestyle in a desirable location. As you step inside, you'll discover a spacious open-plan design that effortlessly connects the living, dining, and kitchen areas, creating a flexible space perfect for both entertaining and everyday living. The current owners have made notable improvements, including the installation of double-glazed double doors that open from the living area to the landscaped, north-facing backyard. These doors not only enhance the home's energy efficiency but also create a smooth transition to the outdoors, where you can enjoy the low maintenance gardens and a perfect setting for alfresco dining. The kitchen is well-equipped with a Westinghouse induction cooktop, Fisher & Paykel oven, Dishlex dishwasher, and durable laminate benchtops, delivering both style and practicality. Skylights in the kitchen and bathroom allow natural light to flood the home, enhancing its warm and inviting atmosphere. Ceiling fans in the living room and bedrooms, along with near-new Fujitsu ducted air conditioning, ensure year-round comfort. All three bedrooms feature built-in wardrobes, providing ample storage, while the home's 6.4kW solar system and heat pump hot water system add to its eco-friendly credentials. The backyard is beautifully landscaped with low-maintenance artificial grass and olive trees, making outdoor living both enjoyable and easy to maintain. The motorised garage door adds another layer of convenience to this already superb home. From our point of view as a Macgregor specialist, I can confidently say this is the best example of this popular floorplan in the area. The home's thoughtful improvements, energy-efficient features, and stunning outdoor space set it apart, offering unmatched value for modern family living. Located just minutes from local schools, parks, and essential amenities, 179 Macfarlane Burnet Avenue offers a well-rounded lifestyle in a family-friendly neighbourhood. Don't miss your opportunity to inspect this energy-efficient gem, complete with thoughtful modern upgrades.

**Features:** Double-glazed double doors leading from the living room to the landscaped backyard  
Dishlex dishwasher  
Fisher & Paykel electric oven  
Westinghouse induction cooktop  
Built-in wardrobes  
Ceiling fans (living room, master bedroom, bedroom 2 & 3)  
Skylights in the kitchen and bathroom  
Near-new Fujitsu ducted air conditioning  
Linen cupboard  
North-facing living area  
Motorised garage door  
6.4kW solar system  
Heat pump hot water system  
Low-maintenance artificial grass  
Landscaped yards  
Nearby

**Amenities:** Macgregor Primary School – 1.9km (4 min drive)  
Kingsford Smith School – 4.3km (7 min drive)  
Melba Copland Secondary School – 6.7km (9 min drive)  
St Francis Xavier College – 6.8km (10 min drive)  
Macgregor Shops – 1.4km (3 min drive)  
Kippax Fair Shopping Centre – 4.1km (7 min drive)  
Calvary Private Hospital – 11.5km (16 min drive)

**Property Specifications:** Built: 2012  
Living: 91.1m<sup>2</sup> approx  
Garage: 21.4m<sup>2</sup> approx  
Total house: 112.5m<sup>2</sup> approx  
Block: 226m<sup>2</sup> approx  
Ceiling insulation rating: R5.0  
Wall insulation rating: R2.0 & R0.0  
Energy Efficiency Rating (EER): 5 stars  
Rates: \$2,352 approx  
Land tax (if tenanted): \$3,514 approx

This is a rare opportunity to own a home where every detail has been carefully considered. Schedule your inspection today! \* To receive the contract of sale, building report, and additional documents via email within just 10 minutes of your enquiry, please fill out the online request form. Be sure to check both your inbox and junk folder for prompt delivery, available 24/7.