

# 25 Falkiner Place, Macarthur, ACT 2904

## House For Sale

Friday, 12 July 2024



25 Falkiner Place, Macarthur, ACT 2904

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Type: House**



Obi Shadmaan

0423980763

## Auction 03/08/2024

Discover the perfect family oasis in this spacious, single level four-bedroom home, nestled on a tranquil street. Boasting ample living space and a wealth of amenities, this home promises a lifestyle of comfort and convenience. Its prime location near shops, schools, and recreational facilities makes it ideal for families seeking both relaxation and accessibility. Upon entering, the home welcomes you with multiple living areas, including a large formal lounge and dining room, as well as additional family and meals areas adjacent to the kitchen. Natural light floods the interior, highlighting the architectural finishes and creating a warm and inviting atmosphere throughout. The heart of the home, the modern kitchen, is a culinary delight with an induction cooktop and oven, dishwasher, breakfast bar, and ample storage and bench space. It's designed to facilitate memorable gatherings and cosy experiences for family and friends alike. The bedrooms are designed for comfort and relaxation, with the master bedroom featuring an ensuite and the remaining three bedrooms all equipped with built-in robes. The bathrooms continue the theme of comfort with well-appointed fixtures and fittings, offering a sanctuary for relaxation after a long day. Outside, the property boasts extensive yard space, perfect for kids and pets to play freely. Additional features include solar panels for energy efficiency, a jacuzzi for ultimate relaxation, and two fireplaces adding a touch of charm and warmth during those colder Canberra months. Enjoy seamless access to everything you need, from multiple shopping options within walking distance and excellent schools to nature walks and convenient transport links. This home truly offers the best of both worlds - a serene retreat with all the conveniences of modern living.

**The Perks:**

- Single-level on a quiet cul-de-sac, with a segregated master bedroom and ensuite, ensuring privacy and comfort
- Modern kitchen with an induction cooktop and oven, dishwasher, breakfast bar, and ample bench and cupboard space
- Comprehensive climate control with ducted gas heating, evaporative cooling, plus a Jindarra wood fireplace
- Outdoor entertainment area, natural gas connection to bbq plus jacuzzi
- Fully irrigated easy maintenance yard front and back
- Back to base security system
- Massive shed perfect for the home handy person, with wood fireplace plus water and sewerage connection
- Additional garden shed plus firewood/bin storage
- Solar panels 4.5Kw plus brand new inverter
- Large parcel of land with ample yard space, ideal for outdoor activities and family gatherings
- Close proximity to bustling Chisholm shops, quality schools, the M Powerdome, and major arterial roads connecting to the Tuggeranong Town Centre and Canberra CBD

**The Numbers:**

- Internal living: 161m<sup>2</sup>
- Garage: 55m<sup>2</sup>
- Block size: 1,040m<sup>2</sup>
- Year of build: 1984
- Rates: \$3,320 per annum
- Land tax (investors): \$6,215 per annum
- Land value: \$617,000
- EER: 3 stars
- Rental estimate: \$830-\$860 per week