

# 26 Clubbe Cres, Macgregor, ACT, 2615

TIMOTHY R<sup>D</sup>

## House For Sale

Friday, 6 September 2024

26 Clubbe Cres, Macgregor, ACT, 2615

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



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## The Expansion

### The road home...

Commanding an impressive street presence, this exquisite three-bedroom ensuite residence offers a haven for families seeking generous car accommodation and a true piece of prized real estate. Elevated and spacious, the home enjoys sweeping views and a remarkable sense of privacy, with ample spatial segregation from neighbours.

Set back from the street, a sprawling front garden and abundant off-street parking create a striking first impression. The generous front verandah invites you to take in the picturesque views before stepping inside to a welcoming living area. Here, a cosy sitting nook, complete with a fireplace, offers the perfect retreat, while the dedicated dining space provides a charming setting for family meals.

The kitchen, generously proportioned and full of potential, will serve your needs today and inspire future renovations. All three bedrooms are well-sized, with the main bathroom and ensuite ensuring the household enjoys daily comfort and convenience.

On the lower level, the original double garage has been converted into a versatile games room, easily adaptable to suit your needs or restored to its former use. Additionally, a separate double metal garage makes this a dream home for the car enthusiast, offering ample space for vehicles, hobbies, or storage.

### The road ahead...

The rear yard is a sanctuary for outdoor entertaining, featuring a patio perfect for casual gatherings, a spacious grassed area, and a gravelled section for added versatility. The covered rear terrace ensures year-round enjoyment, especially during the warmer months.

With the comfort of ducted gas heating and evaporative cooling, a convenient three-way bathroom, and secure Colorbond fencing, this home offers both practicality and charm. Situated close to Ginninderra Creek, Macgregor Primary School, Goodwin Hill, and local sporting ovals, this property effortlessly combines lifestyle, convenience, and space.

This is a rare opportunity to unite the family, embrace your hobbies, and enjoy the best of Macgregor living.

### Quality features include...

- \* Living room and dedicated dining area
- \* Generous sized kitchen
- \* Ducted heating and evaporative cooling
- \* Separate laundry
- \* Ground level double garage (currently utilised as a games room)
- \* Double metal garage
- \* Landscaped grounds
- \* Front and rear verandah
- \* Covered rear terrace
- \* Grassed area for children and pets
- \* Situated close to Ginninderra Creek, Macgregor Primary School, Goodwin Hill, and local sporting ovals

Residence: 128.21m<sup>2</sup> (approx.)

Garage: 40.00m<sup>2</sup> (approx.)

Year built: 1975