

**29 Mileham St, Macgregor, ACT, 2615**



**House For Sale**

Wednesday, 4 September 2024

29 Mileham St, Macgregor, ACT, 2615

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## THE STORY...

Discovering this home by chance, in December 2018, the current homeowners were immediately captivated by its impressive façade and commanding presence, perched on the higher side of a serene street. Little did they know, the open home they decided to visit on a whim would become the setting for so many cherished memories.

The moment they crossed the threshold they knew this was their ideal home to raise their children – a place filled with the promise of a bright future. The memory of introducing their children to their new home still brings a smile to their faces, remembering how they explored every space, imagining the adventures to come.

The home's thoughtful design is evident as you step into the spacious living area. Large windows flood the room with natural light and offer stunning views of the distant Brindabella mountains. Hardwood flooring underfoot adds a touch of warmth and elegance, guiding you through open doorways into the heart of the home – the recently renovated kitchen.

Located along the rear of the residence, the master bedroom is the ultimate parents' retreat. Boasting a large walk-in wardrobe and a luxurious brand-new ensuite, complete with his and her floating vanities, an oversized shower with double rain showerheads, and a freestanding bathtub for all your relaxation requirements.

Perfectly positioned, to segregate the master suite from the additional three bedrooms and shared bathroom, the light filled rumpus room provides a versatile area for recreation. Opening out onto an undercover patio, through sliding doors, this space seamlessly blends indoor and outdoor living.

Outside, an entertainer's haven awaits. A woodfired BBQ oven has been the centre of many gatherings, with friends and family coming together to share a meal and enjoy each other's company. The homeowners fondly recall evenings spent watching their children play on their backyard playground, while they relaxed with a beverage in hand, warmed by the flames of the woodfired oven.

For added practicality, the oversized, lock-up double car garage, located underneath the house, provides plentiful space for vehicles and storage alike, with convenient access to the home's foundations for additional storage needs.

For the current owners, this house has been more than just a place to live – it's been a place where their family has grown, where every room is filled with the echoes of their children's laughter and the warmth of shared moments. As they prepare to pass this cherished abode onto new owners, they do so with the hope that it will continue to be a place of joy, love, and countless happy memories for the next family who calls it home.

### More Details:

- Split level property ft. four bedroom, three bathroom & multiple living areas
- Generous master bedroom ft. plush carpet, large walk-in wardrobe & private ensuite
- Recently renovated, fully tiled ensuite ft. Caroma tapware, LED mirrors, his & hers floating vanity sinks, oversized shower with double rain shower heads, free standing bathtub with wall niche & segregated in-wall Geberit toilet (2024)
- Three additional bedrooms, one ft. built-in wardrobe & private ensuite
- Spacious living room ft. ceiling fan & arch doorway to dining room
- Recently renovated kitchen ft. double sink, Bellini 4 burner gas cooktop, electric oven & built-in pantry
- Rumpus/study space ft. sliding door access to undercover patio
- Hardwood flooring throughout
- 2x Kaden ducted reverse cycle heating & cooling units
- Large single-glazed windows throughout
- Freshly painted interior, exterior & roofing (2024)
- Recently renovated, fully tiled main bathroom ft. Caroma tapware, free standing bathtub, separate shower & segregated toilet (2024)

- Recently renovated hallway laundry ft. tiled splashback & ample cabinetry (2024)
- 5kW solar panels
- Secure backyard ft. woodfired BBQ oven with pergola, children's playground & established gardens
- Re-vamped landscaping inc. garden beds for low-maintenance (2024)
- Fully irrigated front & rear gardens & lawns
- Balcony to façade of home ft. views of Brindabella mountains
- Oversized, lock up, double car garage (located underneath house)
- Access to house foundations (via garage) ft. additional storage space
- Undercover & pergola parking for small vehicles alongside garage
- EER: 2 stars
- Year Built: 1974
- Approx. Block Size: 872 sqm
- Approx. Living Size: 203 sqm
- Approx. Garage Size: 79 sqm
- Approx. Council Rates: \$748.96 per quarter
- Approx. Rental Return: \$700 - \$750 per week