

**34 Berne Crescent, MacGregor, ACT 2615**

TIMOTHY R<sup>D</sup>

**House For Sale**

Sunday, 23 June 2024

34 Berne Crescent, MacGregor, ACT 2615

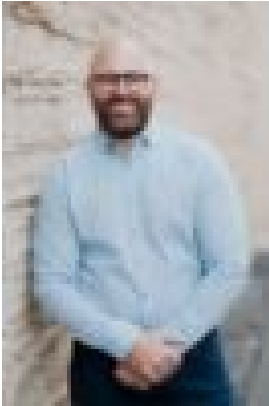
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 913 m2**

**Type: House**



Tim McInnes  
0401097568



Annabelle McInnes  
0419144208

## Auction

The road home...Boasting broad street frontage and adorned with lush native plant life, this exquisite abode promises to captivate your senses and elevate your spirit. A true paragon of charm and elegance, it has been meticulously crafted for those who seek to be enchanted by beauty and sophistication. Upon entering, a striking raked ceiling immediately commands attention, creating a dramatic and awe-inspiring focal point that sets the tone for the rest of the residence. The formal entrance gracefully descends into an expansive living room, providing the ultimate sanctuary for relaxation after a long day. The dedicated dining area seamlessly adjoins a stunning kitchen, transforming both meal preparation and dining into a delightful experience. French doors from the dining area open onto a tantalising covered entertaining space, offering a sheltered retreat for intimate gatherings and leisurely conversations. The main bathroom, exquisitely renovated with flair, effortlessly serves the three beautifully appointed bedrooms, ensuring comfort and convenience with utmost elegance. The road ahead...The single garage has been transformed into an enchanting studio, complete with a kitchenette and bathroom. This spellbinding space offers guests a private haven to enjoy their stay, surrounded by the home's unique allure and sophistication. An open terrace invites you to bask in the sun's warm embrace, while the rear yard beckons with an inviting in-ground pool and a cosy fire pit, perfect for creating cherished memories with family and friends. Pets will revel in the expansive grassy area, and children will delight in the thoughtfully designed play equipment. Gently nestled in a serene street and conveniently close to local schools and shops, this magnificent residence at 34 Berne Crescent, Macgregor, is the private retreat you have been yearning to discover. It is not merely a place to reside, but a haven to fall in love with. Quality features include... \*Feature raked ceiling \*Ducted gas heating, plus reverse cycle air-conditioning unit \*Renovated kitchen and bathroom \*Covered entertaining deck \*Open terrace \*In-ground pool \*Expansive grassed area \*Solar panels \*Converted garage into studio with bathroom and kitchenette \*Single carport, plus ample off-street parking \*Quiet loop street location \*Located close to local schools and shops Residence: 120.77m2 (approx.) Converted Garage/Studio: 33.45m2 (approx.) Carport: 24.10 m2 (approx.)