

34 Macpherson St, O'connor, ACT, 2602

CARTER + CO

House For Sale

Thursday, 22 August 2024

34 Macpherson St, O'connor, ACT, 2602

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Superior Family Home | Walking Distance To O'Connor Shops

This beautiful property offers a refreshing experience designed for entertaining on a generous 736sqm RZ2 block. Featuring a flexible floorplan that emphasises functionality, spaciousness, and sun-filled living.

Thoughtfully planned, the home centres around a well-equipped kitchen with a walk-in pantry, electric cooktop, and expansive five metre Caesarstone island bench. This space serves as the heart of the home, connecting the huge open-plan family and meals area to the alfresco entertaining space and garden via bi-fold doors.

Previously builders own home, this property offers a blend of formal and casual dining areas with over 268m² of internal living.

Features.

- + Private master suite situated upstairs, featuring a walk-in robe, ensuite, private balcony, and mezzanine study nook, providing a peaceful retreat
- + Additional Bedrooms: Three king-sized bedrooms, all with built-in storage, plus an extra storage/toy room, ensure ample space for family and guests.
- + Climate Control and Sustainability: Two ducted air conditioning systems with zoning capability and solar power ensure comfort and energy efficiency.
- + Low electricity bills offset by solar (\$170 - \$350 per quarter pending usage/ sunlight)
- + Modern Amenities: The kitchen is fitted with European appliances, custom soft-close joinery, large walk-in pantry and a 5-metre Caesarstone island benchtop. The home also boasts in-slab heating in the family room and entry, carpets in the bedrooms, ducted vacuum throughout, and an abundance of storage.
- + A formal lounge and dining area at the front of the home offers a cozy and segregated space with garden views, ideal for more intimate gatherings.
- + Laundry and Garage: The property includes a huge laundry and an oversized double garage with abundant storage space.
- + Future proof investment located on a RZ2 block
- + New carpet
- + Freshly painted internally and externally

Location.

Close proximity to; Shops, medical facilities, schools, public transport and walking trails

O'Connor Shops | 400m

Lonsdale Street Braddon | 5 minute drive

Canberra CBD | 2.9km, 7 minute drive

Statistics.

Block size: 736m² (approx.)

Internal living: 268m² (approx.)

Garage: 44m² (approx.)

Rates: \$ 5,676 per annum (approx.)

Land Tax: \$10,678 per annum (approx.)

Rental estimate: \$1300 - \$1400 per week (approx.)

EER: 4

Build date: 2006