

38 Carman Loop, Macgregor, ACT, 2615



House For Sale

Thursday, 18 July 2024

38 Carman Loop, Macgregor, ACT, 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Tranquil Living Next to Nature Reserve

Welcome to 38 Carman Loop, Macgregor, a beautifully presented home where rural comfort meets city benefits. Nestled in a peaceful setting next to a nature reserve with only one neighbour, this property offers a perfect blend of tranquillity and accessibility. With local schools, public transport, playgrounds, and Ginninderra Creek just moments away, it's an ideal location for families and nature lovers alike.

Step inside to discover an inviting open-plan kitchen, family, and dining room that forms the heart of the home. The kitchen is a chef's delight, equipped with a gas cooktop, electric oven, dishwasher, and a breakfast bar. A separate lounge room provides additional space for relaxation or entertaining guests. The master bedroom offers a walk-in robe and ensuite, while three additional bedrooms, all with built-in robes, are serviced by the main bathroom and separate toilet.

Alfresco dining is a pleasure with the rear pergola overlooking the backyard and the greenspace beyond. The low-maintenance landscaping and beautifully established gardens surrounding the home create a serene and inviting environment for kids, pets and green-thumbs alike.

Additional comforts include ducted gas heating and evaporative cooling, a laundry room with external access and a double garage with remote control access, internal access and backyard access.

38 Carman Loop offers a lifestyle of comfort and ease in a prime location. With all the amenities you need close by and the beauty of nature at your doorstep, this home is a rare find. Don't miss the opportunity to make this exceptional property your new home.

Please note this property will go to auction on Saturday, 17th August 2024 as part of our Winter Wonderland Auction Event held at the Hyatt Hotel Canberra. The event will begin at 9:30am and a more indicative time for this particular auction will be provided closer to the date.

Features:

- Open-plan kitchen, family and dining room
- Kitchen with gas cooktop, electric oven, dishwasher and breakfast bar
- Separate living room
- Master bedroom with walk-in robe and ensuite
- 3 additional bedrooms with build in robes
- Bathroom with separate bath and shower
- Separate toilet
- Laundry room with external access
- Ducted electric heating and cooling
- 6.6 kv solar system significantly reduces electricity bill
- Rear pergola overlooking the backyard and greenspace beyond
- Low maintenance landscaping and beautifully established gardens
- Double garage with remote control access, internal access and backyard access
- Next to nature reserve with only one neighbour
- Close to local schools, public transport, playgrounds and Ginninderra Creek

Stats:

- Build: 2015
- Block: 569sqm
- Living: 186sqm
- Garage: 41sqm
- EER: 5.5
- UV: \$503,000

Rates: \$2,813 pa

Land Tax: \$4,587 pa

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.