

**49A Arndell Street, Macquarie, ACT 2614**



**House For Sale**

Thursday, 11 July 2024

49A Arndell Street, Macquarie, ACT 2614

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 119 m2**

**Type: House**



Treston Bamber

0488488956

## Auction 01/08/2024

Solid home, solid value - this very neat brick home enjoys a private position in a peaceful, established Macquarie location and offers a fantastic buying opportunity for those looking for low-maintenance living close to amenities. Greeting you upon entry is a modern family room with large picture windows to let in the natural light. It flows to the combined kitchen and dining area with timber-look flooring, giving the space a warm, inviting feel. Sliding doors provide direct access to the outdoor deck, facilitating seamless indoor-outdoor entertaining. Four generous-sized bedrooms with a shared bathroom give you flexible options for a home office or guest bedroom, while the addition of a second toilet off the internal laundry adds functionality to the home. Ducted gas heating keeps you warm in winter, with plush carpeting in the bedrooms and lounge adding extra comfort. The generous-size kitchen has plenty of bench and storage space and comes fully equipped with a gas stove, dishwasher, and convenient breakfast bar for casual dining. Beautifully presented, this home is immediately liveable with no work required but with scope to enhance and add further value. The neat and tidy yard is fully fenced and low-maintenance, with gated access allowing you to securely park a trailer or boat. A carport provides covered parking, with further off-street parking available in the drive. With established trees providing shade, a hidden clothesline around the back, plenty of room to add a trampoline for the kids, and the great entertaining deck, this outdoor space is perfect for leisurely afternoons. Nestled in an established, leafy suburb, this home is close to schools, buses, shops, medical, and dining, while easy access to arterial roads connects you to Belconnen Westfield in approximately 5 minutes and Canberra City in 15 minutes. This property would suit owner-occupiers and investors looking for an easy-care investment with a proven track record. Contact the office today for a viewing.

**Auction Details - This home will be auctioned in rooms at Ray White Canberra Auction House at 2/14 Wales Street Belconnen on Thursday 1st August 2024 at 5.00pm - Unless sold prior to.**

**Features -**

- Classic painted brick home with excellent street appeal
- 4 beds + 1 bath + internal laundry with separate second WC
- Carpeted lounge flowing to combined dining & kitchen area
- Large, fully-equipped kitchen: gas upright stove, dishwasher
- Ducted gas heating to keep you toasty warm in the winter
- Entertaining deck with pergola in fenced, low-maintenance yard
- Single carport with extra parking in drive + storage shed
- Close to schools, buses, shops, Bunnings, medical, markets
- 5-min drive to Belconnen Westfield; 15-min drive to CBD
- Convenient to the University of Canberra and the ANU
- Fantastic buying packed with potential in leafy Macquarie locale

**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.