

**6 Macintyre Place, Charnwood, ACT, 2615**



**House For Sale**

Friday, 9 August 2024

6 Macintyre Place, Charnwood, ACT, 2615

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Private home on battleaxe block

This neat 4 bedroom ensuite home presents a great opportunity for your growing family.

The open plan living area has a generous sunken lounge, spacious dining area and updated kitchen with stainless steel appliances. Make your way through to two of the bedrooms with a central main bathroom whilst the main bedroom features two built in robes and ensuite. The fourth bedroom is located off the living area and is the perfect teenage retreat or guest bedroom.

The home is positioned on an 892sqm block, boasting an opportunity to park additional vehicles, trailer via the double gate access to the block. The home backs the walking trail leading directly to the Charnwood Shops and is surrounded by lush greenery.

This fantastic family home is located within walking distance to the Charnwood Shopping precinct which includes Woolworths, close to St Thomas Aquinas Primary School, Edge Early Learning, main arterial roads including Ginninderra Drive and Kingsford Smith Drive.

Features include:

- 4 bedroom ensuite home
- 892sqm battleaxe block
- Single level
- Updated kitchen
- Sunken lounge
- Large open plan living area
- Combination of single and double glazing throughout
- Reverse cycle split system to living area
- Double carport
- Garden shed

EER: 2.5

Built: 1980

Residence: 128sqm

General Rates: \$2,415 per annum

Land Tax (if rented): \$3,812 per annum