

**19/85 MacFarlane Burnet Ave, Macgregor, ACT,
2615**



Townhouse For Sale

Tuesday, 6 August 2024

19/85 MacFarlane Burnet Ave, Macgregor, ACT, 2615

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Townhouse

Charming and Energy-Efficient Townhouse: Perfect for Downsizers, First Home Buyers, or Investors!

Discover the perfect blend of comfort and convenience in this delightful single-level, two-bedroom townhouse. Ideal for downsizers, first home buyers, or savvy investors, this residence boasts an open-plan living area that is both spacious and inviting. The well-appointed kitchen features ample storage, an electric cooktop, a dishwasher, and generous bench space, including a breakfast bar—perfect for casual meals. Both bedrooms are generously sized and include ceiling fans. The master bedroom offers a walk-in robe, while the second bedroom comes with a built-in robe. The bathroom includes a double shower and a large linen cupboard for added storage. Stay comfortable year-round with a split system air conditioner and a gas wall heater. Additional highlights include a single-car garage with internal access and an extra storeroom, a 6.5 kW solar system for energy efficiency, and generous built-in hallway storage. Enjoy the outdoors in the large private courtyard and the low-maintenance front and back yards. Ideally situated near parks, playgrounds, and Holt Golf Club, this home is within walking distance of a bus stop and Macgregor Primary School, with Kippax Fair and Belconnen Westfield just a short drive away.

Features- Single level- Open and spacious house with open plan living- Kitchen with ample storage- Electric cook top- Dishwasher included- Lots of bench space Including a breakfast bar- Split system AC- Gas wall heater- Two great sized bedrooms- Ceiling fans to both bedrooms- Double shower- Large linen cupboard- Master bedroom with walk in robe- Built in robe to second bedroom- Generous built in storage in hallway- Garage with internal access- Additional storeroom to garage- Solar system with 6.5 KW. More than sufficient to save energy all year round- Large private courtyard- Low maintenance front and back yard- Situated near parks, play grounds, bus stops and Holt golf club

Close to- Macgregor Primary school - 1.2km (15 minute walk)- Kippax Fair Shopping Centre - 2.8km (5 minute drive)- Belconnen Westfield - 7.2km (9 minute drive)- Calvary Bruce Hospital - 10.8km (14 minute drive)

SpecsBuilt: 2009 Living: 86.9m² Garage: 19.7m² Total: 106.6m² Land size: 181m² approx EER: 6 Total # of units in unit plan: 25 Strata company: Whittles Canberra Body corporate (Admin + Sinking fund): \$374.50 per quarter (Paid half yearly) Rates: \$617pq Land Tax (If Tenanted): \$898pq* To receive the contract of sale, building report, and additional documents via email within just 10 minutes of your enquiry, please fill out the online request form. Be sure to check both your inbox and junk folder for prompt delivery, available 24/7.