

12 Collicott Circuit, Macquarie, ACT, 2614

LUTON

House For Sale

Friday, 15 November 2024

12 Collicott Circuit, Macquarie, ACT, 2614

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Peter Carey

Single level, separate title property in a quiet location near Jamison

Will this be your new home?

This sun drenched, light filled, north facing, updated single level home is surrounded by mature trees and established gardens.

It is located in the tightly held suburb of Macquarie, close to local shops, cafes, restaurants, professional services and amenities, as well as health and recreation facilities including the Big Splash water park, the Southern Cross Club, and Canberra High School, which are all within walking distance. The number 32 bus takes you to Belconnen or the City centre.

Be welcomed in the full height glass entry lobby where you will discover the private outdoor entertaining areas. Adjacent to this is the spacious, open plan living area. The selective use of vibrant colour and natural bamboo flooring runs throughout the home and is a reflection of the owners' flare for design.

The centrally located kitchen features blonde solid birch joinery with glass inserts, stone benchtops and cleverly designed cabinets for maximum efficiency. All electric appliances include an induction cooktop and perfectly positioned wall oven. The living area features double glazing to both the north and east facing doors and windows that adds to year round comfort. Energy efficient LED downlighting provides great evening highlights.

All the bedrooms feature built-in robes and the master and guest bedrooms have large north facing picture windows with direct views into the garden.

Skylights illuminate the stylishly renovated bathroom and powder room. The practical laundry has plenty of storage and leads out to the drying line, veggie patch, cook run and rear garden. The much loved front and back gardens feature seasonal fruiting trees of figs, olives, citrus, plum and pomegranate. There are annual berries including strawberries, boysenberries, black currants, raspberries and jostaberries. The vegetable garden and many flowering shrubs provide something fresh throughout the year. The 2,500 litre water tank assists with irrigation and if you love backyard chooks, there is a home waiting for them.

The double garage features full height glazing, space for tools and a workbench for projects. This leads out to the entertaining area, surrounded by maple shade trees, a pond and a rich diversity of plants.

The expansive level driveway with four off-street parking spaces is a major asset adding to the street appeal.

UV \$ 525,000

Rates: \$ 3,106.46 (approx.)

Key Features

- ☑ Free standing, single level, secure and tastefully designed home
- ☑ Superb peaceful location, only short walk to all major facilities of the Jamison Centre
- ☑ Smart contemporary street appeal, complemented by mature gardens
- ☑ Level access throughout and 4 off-street car parking spaces
- ☑ Welcoming glass entry lobby a highlight of the design
- ☑ Spacious open plan, light filled living area with north facing wall of glass and sliding doors to the totally private paved entertaining area
- ☑ The large front window looks out into the picturesque gardens that provide privacy

- ☒ Well designed, centrally located, contemporary all electric kitchen, featuring birch and glass cabinetry, stone benchtops and breakfast bar, an induction cooktop, wall oven, dishwasher and lots of innovative storage
- ☒ LED downlighting and striking bamboo flooring throughout living areas and bedrooms
- ☒ Spacious bright bedrooms enjoy private garden outlook, with the master and guest rooms having the north aspect, while all rooms offer built-in robes
- ☒ Renovated bathroom features a bath and shower with a separate powder room, both illuminated by large skylights
- ☒ Laundry with generous storage leads to the backyard
- ☒ Leafy and private entertaining areas surrounded by established colourful gardens
- ☒ Fruit trees, annual berries, veggie patch and a chook run
- ☒ 2,500 litre water tank with timed irrigation connected
- ☒ Double garage with large glass doors leading to entertaining area and house entries