

**22/85 Macfarlane Burnet Avenue, Macgregor, ACT,
2615**



House For Sale

Friday, 20 December 2024

22/85 Macfarlane Burnet Avenue, Macgregor, ACT, 2615

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



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Your Serene Sanctuary Awaits

Set in a tranquil parkland pocket, 22/85 Macfarlane Burnet Avenue offers the perfect blend of comfort and convenience. This beautifully maintained two-bedroom, single bathroom home is ideal for professionals, downsizers, or young families seeking a low-maintenance lifestyle in a peaceful setting.

The single-level design features light-filled open-plan living and dining areas, complemented by a modern kitchen equipped with ample storage, a dishwasher, and an updated electric cooktop. Stay comfortable year-round with split-system air conditioning, and climate control film on all windows.

The main bedroom offers a quiet retreat with a walk-in robe, while the second bedroom overlooks the private courtyard and includes a built-in robe. Outside, the north-facing courtyard is a lush, sunlit escape, complete with an electric awning-perfect for relaxing or entertaining.

Practical features include a single garage with an automatic door, internal access, and extra storage. Crimsafe screens add security, while low body corporate fees enhance the appeal. Located opposite a leafy reserve & just minutes from parks, schools, transport, and Kippax Fair, this home combines peace with practicality.

Features:

• 86sqm of living

• 19sqm of garaging

• Electric cooking

• Split System Heating/Cooling

• Low Body Corporate Fees

• North-Facing Courtyard with Electric Awning

Rates: \$2,469 p.a. approx.

Land tax: \$3,427 p.a. approx.

Body corp: \$375 p.q. approx.

EER: 6.0

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