

**27 MacDowell Street, Evatt, ACT, 2617**

**TIMOTHY R<sup>D</sup>**

**House For Sale**

Tuesday, 10 December 2024

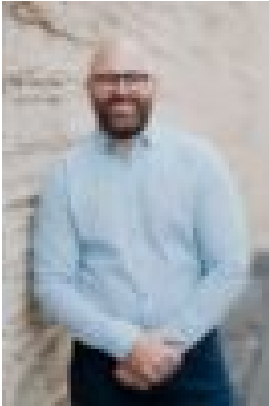
27 MacDowell Street, Evatt, ACT, 2617

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Tim McInnes  
0401097568



Annabelle McInnes  
0419144208

## The Enchantment

The road home...

Nestled amidst a lush tapestry of plant life, this exquisitely renovated three-bedroom ensuite home is a haven of timeless tranquillity and refined modern living. A true sanctuary, it balances energy efficiency with serene comfort, gracing a majestic block in one of Belconnen's most coveted suburbs. This residence is an embodiment of understated elegance and thoughtful design, offering a rare opportunity to embrace both seclusion and convenience.

Discreetly positioned in a private battle-axe location, the property enjoys the privilege of backing onto and adjoining a serene green belt. Just moments away, the charm of local life unfolds with the convenience of Miles Franklin Primary School, St. Monica's, Evatt shops, and seamless public transport links, all within easy reach. Yet, from the moment you step through the grounds, the world beyond fades into quiet insignificance.

The landscaped gardens are a masterpiece of natural beauty, a vivid interplay of lush Buffalo grass, vibrant plantings, and curated features that beckon exploration. A whimsical bridge spans a tranquil pond, a symbol of the thoughtful artistry that defines every corner of this outdoor sanctuary. Here, you are invited to revel in nature's splendour, whether in the sunlight of the day or under the serene glow of the evening.

Seamlessly blending the outdoors with the interior, an expansive covered deck serves as the perfect stage for alfresco dining or quiet reflection. Glass doors invite you into the heart of the home, where the open-plan living area exudes an effortless sophistication. Engineered timber flooring extends a warm embrace, while the interplay of light and space offers a sense of calm. The kitchen is both functional and beautiful, boasting an abundance of storage, premium appliances, and a thoughtfully integrated filtered tap delivering both chilled and boiled water. It is a culinary haven where practicality meets finesse.

An additional sitting room, bathed in natural light, offers a retreat within a retreat. Overlooking the lush green belt and front gardens, it is a space of quiet luxury, perfect for unwinding with a book, a film, or simply the company of stillness.

The master suite is a sanctuary within this sanctuary, a private retreat of refined elegance. Framed by a picture window that invites the beauty of the gardens indoors, it features a walk-through robe and a luxuriously appointed ensuite, designed to rejuvenate both body and soul. The remaining bedrooms are equally well-considered, catering to family and guests with ease and style, serviced by a sleek bathroom and a separate powder room for added convenience.

The road ahead...

The grounds continue to delight, revealing hidden treasures at every turn. A charming chicken coop, a fire pit perfect for intimate gatherings, and enchanting nooks that spark the imagination are all part of the fabric of this unique property. The home's practicality is underscored by modern features, including a four-car garage, double-glazed windows, ducted heating and cooling, enhanced insulation, and solar panels that ensure sustainable living without compromise.

This is not merely a home but an experience—a harmonious balance of comfort, style, and natural beauty in one of Evatt's most prestigious streets. A rare and extraordinary opportunity, 27 Macdowell Street is ready to welcome you into a life of serenity and distinction.

Quality features include...

\* Renovated and extended interior

\* Double glazed windows

\* Solar panels 6.6Kw

\* Modern kitchen featuring Bosch oven and induction cook top, breakfast bar, filtered cold and boiling water tap

- \* Renovated bathroom and ensuite
- \* Walk-through robe to master, built-in robes to bedroom two.
- \* Separate toilet
- \* Rear covered deck and front verandah
- \* Landscaped grounds
- \* Water tanks (2 x 5000 litre, 1 x 10,000 litre)
- \* Four car garage
- \* Feature pond
- \* Close proximity to Mile Franklin Primary School, St. Monica's and Evatt Shops.