

3 Archdall St, Macgregor, ACT, 2615



House For Sale

Friday, 8 November 2024

3 Archdall St, Macgregor, ACT, 2615

Bedrooms: 5

Bathrooms: 3

Parkings: 1

Type: House

Stunning North-Facing Family Home with Spacious Living and Outdoor Entertaining.

What you see:

A northerly appointed home designed for making memories, seamlessly connecting both family living and outdoor entertaining, perfect for summer barbecues & sunset views.

What we see:

A home where every gathering feels special.

See more:

Updated kitchen with 5 burner gas cooktop, electric oven & pantry cupboard

North facing living area with carpet underfoot

Dining room off the living room, access to covered entertaining area

Separate family room off the kitchen

Main bedroom with 4 door robe & updated ensuite

Bedroom 2 with ceiling fan, walk-in-robe & ensuite

Bedroom 3 with ceiling fan & hardwood timber flooring

Bedroom 4 on ground floor with hardwood timber flooring & built in robes

5th bedroom/study on ground floor with hardwood timber flooring

Updated bathroom with shower and bathtub

Separate toilet

Laundry with ample storage & access to yard

Ample storage with 2 sets of linen cupboards

Coat cupboard

Under-stairs storage

Covered elevated entertaining area overlooking backyard

Covered BBQ area with power

Established front & rear gardens

Storage space/kids cubby under deck with power & lighting

Under house storage

LED downlights throughout

Ducted gas heating throughout

Reverse cycle units in family room & upstairs

Plantation shutters

Crimsafe fly screens

Double garage with larger work area at rear

Water tank with pump

Security/blackout shutters

Walking distance to Ginninderra Creek walking trails

4 minutes to Macgregor Primary School

5 minutes to Kippax Fair Shopping Centre

5 minutes to Charnwood Shops

8 minutes to St Francis Xavier College

10 minutes to Belconnen Town Centre

20 minutes to Canberra CBD

Total Living: 193m²

Garage: 55m²

Block size: 791m²

Built: 1974

EER: 1.5 stars (with a potential for 6 stars)

Rates: \$3,368 per annum

Land Tax: \$6,335 per annum

Rental appraisal: \$750 - \$800

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