

38 Rachel Makinson Street, Strathnairn, ACT, 2615

AGENT TEAM

House For Sale

Friday, 25 October 2024

38 Rachel Makinson Street, Strathnairn, ACT, 2615

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



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Expansive and Sunlit Family Retreat in Vibrant Strathnairn

Welcome to this expansive, newly built four-bedroom, two-bathroom family home, designed with a seamless blend of functionality and modern elegance. The thoughtfully crafted layout ensures a natural flow throughout, making the most of its generous block positioning and offering excellent aspects from nearly every room. Designed to soak up the sunlight, the home is filled with natural light, enhancing its warm and inviting atmosphere. Situated in the vibrant community of Ginninderry/Strathnairn, this home offers a welcoming environment where new friendships are easily formed, and a strong sense of belonging thrives. At the heart of the home lies a spacious open-plan kitchen, dining, and living area, perfect for family gatherings. The kitchen boasts Fisher & Paykel appliances, a 900mm multifunction oven, induction cooktop, and a 3m granite island bench with under-bench lighting, making it a true culinary hub. With ample storage, including a walk-in pantry, soft-close drawers, and wine storage, this kitchen is as practical as it is beautiful. Designed for comfort, the home includes ducted heating and cooling, engineered timber flooring, and LED downlights. The media room features a built-in cavity for a 95" TV, creating the perfect space for movie nights. The master bedroom comes with a walk-in robe and private ensuite, while the other bedrooms feature built-in robes. Outside, enjoy the alfresco area, solar-powered energy efficiency, and a luxurious heated swim spa, perfect for daily relaxation. The garden shed, fully lined and insulated, adds versatility to the backyard, along with veggie garden beds and a 5000L water tank. This home is built with no compromises—offering both modern amenities and a lasting, high-quality build for your family to enjoy.

Property Features:

- Open plan kitchen, dining & living.
- Fisher & Paykel appliances.
- 900mm multi function oven & induction cooktop.
- 20mm granite benchtop with 3m x 1.2m island bench (including under bench lighting).
- Externally ducted rangehood.
- Walk in pantry plus generous kitchen storage.
- Soft close drawers & cupboards.
- Wine storage above fridge cavity.
- 16mm engineered timber flooring.
- AC ducted heating and cooling.
- 2 x built-in picture frame display cavities.
- Media room with built-in cavity for a 95" TV (Includes built-in TC cabinet).
- LED downlights.
- Block-out and sheer curtains & roller blinds.
- Walk in robe & private ensuite to master bedroom.
- Sheer and block out roller blinds to all bedrooms.
- Built in robes.
- Oversized study nook.
- Spacious laundry.
- Double car garage with internal access and external access to backyard.
- Motorised Garage roller door.
- Outdoor alfresco.
- Solar system (6.6kw).
- 3 phase power.
- Heated in ground Jaguar swim spa.
- Jaguar swim spa: 4.7m x 1.5m x 2.45m approx, 6 seater, 16 x spa jets, 2 x swim jets.
- Concrete retaining walls.
- Veggie garden beds.
- 5000L water tank.
- Toolshed (Fully lined & insulated with lighting & power).
- Canberra blend lawn.
- Close proximity to scenic walking trails, playgrounds, dog parks, schools, Murrumbidgee River, Kippax shops, and Westfield Belconnen.
- Eco-friendly neighbourhood with sustainable design and abundant green spaces.
- Perfect blend of urban convenience and natural surroundings.
- Ideal for families and individuals seeking a balanced lifestyle.

Shared Priority Enrolment Area (PEA) primary schools:

- Macgregor Primary School & Kingsford Smith School

Close to:

- Macgregor Primary School - 4.5km (7min drive)
- Kingsford Smith School - 3.5km (6min)
- Burns Golf Club Belconnen - 1.8km (3min drive)
- Kippax Shopping Centre Holt - 3.9km (6min drive)
- University of Canberra Bruce - 10.4km (14min drive)
- Calvary Bruce Private Hospital Bruce - 10.6km (14min drive)

Fast Facts:

- Built: 2021
- Builder: McDonald Jones Homes
- Living: 187.33m² approx
- Garage: 37.43m² approx
- Alfresco: 13.73m² approx
- Patio: 12.74m² approx
- Total: 251.23m² approx
- Block: 532m² approx
- Ceiling insulation rating: R6.0
- Wall insulation rating: R2.0 & R2.5
- EER: 4.5
- Stars
- Rates: \$746pq approx
- Land tax (If tenanted): \$1342pq approx

* 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.