

4 Herring Place, Macgregor, ACT, 2615



House For Sale

Friday, 13 December 2024

4 Herring Place, Macgregor, ACT, 2615

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Jake Battenally
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Your Perfect Family Home

Please note: This property will go to auction on Sunday, February 2nd, 2025, as part of our Summer Showcase Auction Event held at the Hyatt Hotel Canberra. The event will begin at 9:30 am, and a more indicative time for this particular auction will be provided closer to the date.

Nestled in a quiet and sought-after cul-de-sac in the heart of Macgregor, 4 Herring Place offers a beautifully presented family home that seamlessly combines comfort, space, and convenience. This inviting residence provides the ideal setting for growing families or those seeking a peaceful retreat, with easy access to all the amenities you need for everyday living.

The home features a spacious and functional layout, with multiple living areas that flow effortlessly from one to the next. Whether you're relaxing in the light-filled lounge, hosting guests in the dining area, or enjoying time together in the family room, there's plenty of space for everyone. The heart of the home is the modern kitchen, which boasts high-quality appliances, ample storage, and a sleek design that will inspire your inner chef.

With 3 generously-sized bedrooms, including a master suite with its own ensuite and built-in robes, this home offers plenty of room for family members to enjoy their own space. The remaining bedrooms are all well-proportioned, making them perfect for children, guests, or even a home office.

Step outside to a fantastic outdoor entertaining area, where you'll find a covered patio with a large deck, perfect for alfresco dining or weekend barbecues. The low-maintenance, beautifully landscaped garden ensures you can spend more time enjoying the outdoors and less time on upkeep.

One of the standout features of this home is its prime location. Situated just moments from local schools, parks, and shops, you'll enjoy the convenience of everything being close by. Public transport options are easily accessible, and with major roads just around the corner, commuting is a breeze. Whether you're running errands, heading to work, or enjoying weekend outings, you'll appreciate the convenience of this fantastic location.

The quiet cul-de-sac ensures privacy and peace, making it an ideal spot for families seeking a safe and tranquil environment. Don't miss your chance to secure this wonderful property. 4 Herring Place, Macgregor is the perfect blend of space, style, and convenience.

Key Features:

- Spacious and functional layout with multiple living areas
- Modern kitchen with high-quality appliances and ample storage
- Three generously-sized bedrooms, including a master with ensuite
- Ducted gas heating
- Split Systems Installed
- 10.6Kw solar system
- Outdoor entertaining area with covered patio and low-maintenance garden
- Prime location near schools, parks, shops, and transport options
- Quiet cul-de-sac for added privacy and peace
- Excellent investment potential in a sought-after location

Stats:

- Residence: 134m²
- Garage: 26.50m²
- Land Size: 405m²
- EER: 5.5
- Rates: \$2,730.31 per annum
- Land Tax: \$4672.00 per annum

- Built:2012

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.