

**6 Proust Pl, Macgregor, ACT, 2615**



**House For Sale**

Thursday, 9 January 2025

6 Proust Pl, Macgregor, ACT, 2615

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Mark Johnstone  
0414382093

## Beautifully Presented, Cul-De-Sac Position

##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##

Positioned on the high side of the quiet cul-de-sac, this home is ideal for first home buyers, investors or downsizers looking for an easy lifestyle. This free standing home in new McGregor boasts a great position near the extensive reserve land where you can enjoy walking and cycling with panoramic mountain views.

The functional floor plan offers an open plan kitchen and family room plus separate lounge room and a bedroom wing providing space for everyone. The master bedroom has both walk-in robe and ensuite and bedroom two with built in robes. A clever alteration to the home is the original double garage converted to provide two additional rooms of which one is utilised as a study. Should you wish to revert to a double garage, that could easily be done.

The large kitchen is sure to impress the chef in the family, with ample storage, bench space and stainless-steel appliances.

The home itself is immaculately presented, freshly painted throughout and practical floating timber flooring. The light and bright family room opens to the private and secure outdoor entertaining area where there is plenty of room for pets and kids to play.

Conveniently positioned within minutes to the Kippax centre and within a 15 minute drive to the Belconnen town centre, this one is a must to inspect so contact Mark Johnstone today or come along to our next open exhibition.

Features include:

- Freshly painted throughout
- Open plan design
- Main bedroom with walk in robe & ensuite
- 2nd bedroom with built-in robes
- Double garage converted to 2 additional rooms
- Modern kitchen with gas cooktop, electric oven & dishwasher
- Ducted gas heating and split system air conditioning
- Gas hotwater
- Spacious entertaining area/ pergola
- 4,500Ltr water tank plumbed to toilets & garden
- Easy care private & secure gardens
- Nearby walking & riding trails
- Build: 2005
- Block: 667sqm
- Living: 106sqm (approx) + 35m2 (approx) additional 2 rooms/garage
- EER: 4.5
- UV: \$521,000
- Rates: \$2,846
- Land Tax: \$4,154 p.a. (investors only)