

80A Arndell Street, Macquarie, ACT, 2614



House For Sale

Thursday, 24 October 2024

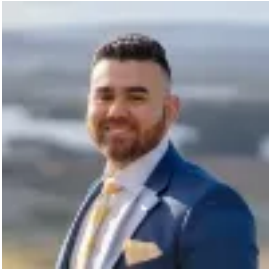
80A Arndell Street, Macquarie, ACT, 2614

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Sebastian Gutierrez

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A Rare Gem Found in Sought-After Macquarie

Ready to move in! Don't miss out on the opportunity to explore this well looked after home. This well-maintained single level 3-bedroom house with an expansive deck is ready for its newest resident.

This home greets you with an open plan filled with ample natural light. Every window has an aspect to a leafy outlook.

An updated kitchen, featuring an island breakfast bar, with all the mod cons for your cooking needs including induction cooktop, under bench oven, and externally ducted range hood and ample cupboard space for your storage needs. Extending from the living area is the undercover deck, a spacious area to enjoy outdoor dining and large enough to host parties for family and friends, right in time for the holiday season. You can also admire the gorgeous sunrise and sunsets daily, over a cup of tea or coffee. Pergola built by National Patios with laser-light roof.

Complementing the backyard is yet another outdoor entertaining area next to a raised concrete garden bed for the avid gardener or green thumb. You will also enjoy a lovely low-maintenance garden to the front of the home, accompanied by rose bushes.

This property includes 3 bedrooms, all carpeted throughout and window furnishings for your privacy. Bedrooms 1 and 2 include built in robes, while bedroom 3 can double up as a study or home office space. Servicing this property is the recently updated main bathroom which features a bathtub, a single vanity with storage and recently renovated shower recess. For your parking needs is an allocated carport space, with ample off street parking space at the front of the residence.

Located in a quiet street in Macquarie, one of Canberra's highly sought-after suburbs, this property is conveniently located with easy access to the Westfield Belconnen Mall, cafes and restaurants. A few minutes' drive or walking distance to Bunnings, Belconnen Markets, Jamison shopping centre, Priceline pharmacy and medical centre. Excellent private & public schools located nearby including Radford College & the University of Canberra, CIT, AIS, Calvary Hospital & just a short drive to the City Centre. Several government departments within walking distance or a short drive away including Home Affairs, ABS, ACMA.

Property Features Include:

- Single level design
- Open plan living
- Kitchen with island bench
- Space saver laundry
- Outdoor undercover deck
- Storage shed
- Built in robes
- Bathroom with bathtub
- Reverse cycle air conditioning
- Allocated car space
- convenient location, close to major roads and bus stops
- on the market for the 1st time since 2009
- Prized northerly aspect (relatively north facing) with lots of natural light streaming in from the windows
- Insulation: This property complies with the minimum insulation standards
- NBN fiber to the node

Key figures:

Living area: 95m²

Block size: 375 m²

Rates: \$2,413 p.a (approx)

Land tax, only applicable if tenanted: \$4,470 p.a (approx)

EER 2