







55 Macfarland Crescent, Chifley

Exceptional by Design, Effortless by Nature

Auction Location: On site

Some homes simply look beautiful. This home has been designed to live beautifully. Completed in 2021 with an exceptional commitment to quality, 55 Macfarland Crescent combines architectural scale, luxurious finishes and a remarkably considered floorplan, creating a home where every space has a purpose and everyday living feels effortless.

The ground floor is defined by three dedicated living areas, each embracing beautiful northerly light and a green outlook. Movie nights in the media room, quiet evenings in the formal lounge, or everyone together in the expansive family and dining space —completely separate when you want them to be, effortlessly connected when you don't.

At the heart of it all, the kitchen has been designed to be used, but made to be seen. An expansive stone waterfall island is complemented by a 900mm Westinghouse oven, electric cooktop, built-in microwave and generous walk-in pantry. Hybrid flooring flows throughout the light-filled family and dining area, while sliding doors

4 2 2

FOR SALE
$1,999,000+

VIEW
Sat 31st Oct @ 11:25AM - 11:55AM

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extend entertaining to a level paved terrace, easy-care lawn and established privacy hedging.

Look up, and the architecture speaks for itself. A soaring void and feature lighting lead upstairs, where an oversized landing creates yet another living, study or children's retreat. All four bedrooms are positioned on this level, keeping the family connected while still allowing everyone space of their own.

The master is a retreat in every sense, beautifully proportioned with views towards Mt Taylor. A feature headboard conceals an expansive walk-through robe, leading to a luxurious ensuite with dual vanities, dual showerheads and private WC. Bedroom two offers its own walk-in robe, ideal for guests or older children, while the remaining bedrooms feature built-in robes and share a beautifully appointed family bathroom.

Luxury here extends beyond what you can see. Double glazing, zoned electric ducted heating and cooling, solar and a Tesla battery deliver comfort and efficiency, while exceptional storage, a large laundry, guest powder room and oversized double garage make everyday life remarkably easy. Gated off-street space also accommodates a caravan or boat, with provision for a second driveway.

Then there is the location. Positioned within an elevated and tightly held pocket of Chifley, the home enjoys the leafy outlook, established surrounds and wonderful long-term neighbours that make this part of the suburb so sought after. There is a genuine sense of community here, while everything you need remains remarkably close. Walk to the local Chifley shops for the option of two coffee shops and a grocery store, explore nearby Mt Taylor, or enjoy easy access to Woden Town Centre, Westfield Woden, Canberra Hospital, Marist College, Hindmarsh Drive and the Tuggeranong Parkway —an exceptional position combining neighbourhood warmth with effortless convenience.

Beautiful homes are easy to admire. The exceptional ones are those designed around the way you actually live. At 55 Macfarland Crescent, all the thinking has already been done —all that's left to do is enjoy it.

Features:
- Exceptional contemporary residence completed in 2021
- Four generous bedrooms, two bathrooms plus guest powder room
- Three dedicated downstairs living areas
- Northerly orientation across the principal living spaces
- Expansive stone waterfall island and walk-in pantry
- 900mm Westinghouse oven, electric cooktop and built-in microwave
- Seamless indoor/outdoor entertaining
- Level, private and easy-care gardens
- Soaring void with feature lighting
- Generous upstairs retreat, study or children's living space
- Palatial master suite with views towards Mt Taylor
- Concealed walk-through robe and luxurious ensuite
- Walk-in robe to bedroom two; built-in robes to remaining bedrooms
- Double-glazed windows throughout
- Zoned electric ducted heating and cooling
- Solar system and Tesla battery
- Exceptional storage throughout
- Oversized double garage with additional storage
- Gated off-street caravan or boat parking and provision for a second driveway
- Walking distance to Chifley shops and moments from Woden, Canberra Hospital and Mt Taylor

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Land size: 655m2 (approx.)
Living size: 284m2 living + 45m2 garage (approx.)
Land value: $643,500 (approx.)
Rates: $4,032 p.a (approx.)
Land tax: $7,957 p.a (approx.)
Construction: 2021
EER: 5.5 stars











MORE DETAILS

Property ID	KABH5W
Property Type	House
Land Area	655 m2
EER	5.5

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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