

22 Starritt Place, Macarthur

A family home where memories are made




For more than 30 years, this much-loved home has been the setting for family milestones, celebrations, and everyday moments. Now, as the cul-de-sac welcomes a new generation of families, this welcoming and wonderfully spacious home is ready to do the same.

Space for every moment:

With three generous living areas, this home adapts to the whole family. The formal lounge and dining at the front are ideal for quieter moments. At the centre, the upgraded kitchen is practical and well designed, with ample bench space and storage, flowing into a bright family room with beautiful polished timber floors that includes the passage way. The light filled spacious sunroom extends the living space even further, creating indoor-outdoor living all year round.

Outdoor living you'll love:

Outside, the entertaining zone is a standout, with a substantial fully covered back patio protected by outdoor blinds. This outdoor area also includes an open fireplace adding character and outdoor comfort for the cold Canberra winter. A large elevated sundeck extends this outdoor space where you can enjoy the beautiful mountain views. The established landscaped gardens and winding paths invite you to

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FOR SALE
\$1,250,000+

AGENTS

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 **LJ Hooker**

explore and get amongst nature. Solar panels keep energy costs down, while irrigation keeps the gardens green with low effort.

Room for the whole family:

Four spacious bedrooms ensure flexibility for growing families. The large master bedroom is a parents' paradise with a walk-in robe and plenty of closet space. Complimenting this is a beautifully renovated ensuite with floor-to-ceiling tiles, quality fittings and a laundry hamper. Three more bedrooms include built-in robes, and the luxurious family bathroom featuring a freestanding bath, also with floor-to-ceiling tiles, quality fittings, and a built-in laundry hamper.

A neighbourhood made for families:

Tucked in a friendly cul de sac, this is a magical neighbourhood for children to explore with a nature reserve, walking trails, horses and a dam at the end of the street. Excellent schools, daycare, and all the shopping and services of Chisholm, Tuggeranong, Erindale and Woden are close by. This is a forever home in one of Macarthur's most loved pockets ready for your family to start the next chapter. Homes like this don't come along often. Make it yours today!

Why you'll love it:

- Cherished family home meticulously cared for and upgraded by the original owners for 34 years.
- Four bedrooms and three separate living areas including formal lounge and dining, family room and sunroom.
- Upgraded kitchen with generous bench space and storage, dishwasher, Ariston oven and gas stove
- Expansive outdoor patio with covered entertaining area, fireplace and large sundeck with mountain views, mains gas BBQ and power for full outdoor entertaining.
- Large master suite with walk-in robe and elegant ensuite, three more bedrooms with built-in robes
- Opulent family bathroom with freestanding bath, custom cabinetry and quality finishes.
- Beautifully landscaped gardens with winding paths and irrigation.
- Instant gas hot water, evaporative cooling and ducted heating plus a split system in the family room.
- 6.6kW solar system to reduce energy costs.
- Double garage with internal and side access and a remote controlled panel lift roller door.
- Single carport plus more parking for an extra vehicle/trailer.
- Quiet cul-de-sac joining nature reserve, close to schools, shops, transport and town centres.

Living space: 192 m²

Garage size: 46m²

Carport size: 20m²

Block size: 960m²

House built: 1992

Rates: \$3,236 per annum

Land Tax: \$4,919 per annum (if applicable)

EER: 2.5 stars

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

MORE DETAILS

Property ID	CSBHQH
Property Type	House
House Size	192 m2
Land Area	961 m2
EER	2.5
Including	Ensuite Ducted Heating Evaporative Cooling Solar Panels

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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