



Macquarie, 1/31 Biraban Place

A home that is move in ready!

Welcome to your new home in the prime location of Macquarie ACT.

Located within inner Belconnen the position offers a lifestyle with tree-lined streets and nearby parks. The nearby Jamison Centre provides a variety of dining options, essential services and two major supermarkets. Belconnen Town Centre and the recently refurbished Belconnen Markets are close by, along with convenient access to the City and Woden via Parkes Way. Public transport options are on your door step with a bus stop just a short walk from the property providing transport directly to City and Woden.

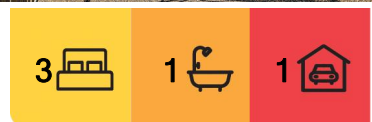
Sitting proudly on a generous 710m² block approx, this immaculate 3-bedroom residence offers the ultimate in turn-key living, just move in and enjoy!

North-facing, the light-filled living areas bask in natural warmth, while the expansive front entertaining terrace space sits high, offering peaceful views of the stunning mature tree



Disclaimer: All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
\$889,000+

View
ljhooker.com.au/34M5GCY

Contact
Carly Clough
0419 296 458
cclough@ljhgungahlin.com.au
Steph Hunt
0403 524 615
shunt@ljhgungahlin.com.au

EER ★★★★★

LJ Hooker Gungahlin
(02) 6213 3999

gracing the front yard. There is a circular driveway for convenience and the home boasts a versatile garage space beneath the front terrace. The garage has remote controlled entry and additional space to be used as a workshop or storage area.

Upon entry, there is the modern, renovated kitchen and open plan living area which provides flow leading onto the terrace, perfect for family living and dinner parties. The modern bathroom boasts renovated upgrades too.

The spacious backyard, set over two levels, provides privacy and is brimming with potential for future additions, whether it be another living area as a deck, or perhaps a fire pit to enjoy.

With nothing to do but move in, this property offers a beautiful and easy lifestyle in a prime location. Make it yours today!

Features:

- North facing home with an abundance of natural light
- Approximately 120m² of living space
- Fully renovated kitchen overlooking the secure yard area
- Modern, renovated bathroom
- Secure backyard ideal for a young family
- Front entertaining terrace overlooking established front garden
- Convenient circular driveway
- Extra driveway provides additional parking options for 4WDs, caravans, boats, or cars
- Remote garage door access
- Generously sized bedrooms, a king size bed is possible for main bedroom
- Ducted gas heating for the cooler months and large reverse cycle air-conditioning (RCAC) split system for year round comfort
- Original fireplace structure remains for those seeking an ambient feel for the living room

The numbers:

- Built: 1976
- Living size: 120m² approx.
- Terrace size: 44m² approx.
- Land size: 710m² approx
- Rates: \$1003 per quarter approx.
- Land Tax (if rented): \$1430 per quarter approx.
- Rental estimate: \$650 - \$700 per week approx.



LJ Hooker Gungahlin
(02) 6213 3999

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

More About this Property

Property ID	34M5GCY
Property Type	House
House Size	120 m ²
Land Area	710 m ²
EER	1

Carly Clough 0419 296 458

Licensed Agent ACT/NSW and Auctioneer | cclough@ljhgungahlin.com.au

Steph Hunt 0403 524 615

Sales Associate to Carly Clough | shunt@ljhgungahlin.com.au

LJ Hooker Gungahlin (02) 6213 3999

Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street, GUNGAHLIN ACT 2912

gungahlin.ljhooker.com.au | gungahlin@ljhooker.com.au



Disclaimer: All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker Gungahlin
(02) 6213 3999



* Original Fireplace Structure

1/31 Biraban Place, Macquarie

The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



Produced by DIAKRIT