



## Mckellar, 1 Mudge Place

### Car Enthusiasts Dream

1 Mudge Place offers a rare opportunity to secure a true family sanctuary. This expansive four bedroom, two bathroom residence is designed for modern family living, with generous spaces and thoughtful details throughout. The large living areas provide ample room for relaxation and entertaining, making it a perfect setting for creating lifelong memories.

One of the standout features of this home is the extraordinary 8-car garage, a rare find that sets this property apart. Whether you're a car enthusiast, need extra storage, or require space for a home workshop, this incredible car accommodation offers endless possibilities that are just so hard to find.

Nestled in the family-friendly suburb of McKellar, this property enjoys all the benefits of a prime location in the ACT. McKellar is renowned for its peaceful streets, welcoming community, and proximity to essential amenities. Just a short drive from Belconnen Town Centre, you'll have access to shopping, dining, and entertainment options, while an easy



4	2	8
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**For Sale**  
Auction

**View**  
[ljhooker.com.au/1HB3F9U](http://ljhooker.com.au/1HB3F9U)

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EER

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**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.

commute to both the Canberra city centre and Gungahlin makes it convenient for work and leisure. McKellar's ideal location ensures that everything your family needs is within easy reach.

1 Mudge Place is more than just a house; it's a place where your family can grow, play, and thrive. Don't miss the chance to make this exceptional property your forever home.

Features:

- Four large bedrooms all with built-in-robos
- Eight car garage
- Three separate living areas
- Beautiful outdoor entertaining area
- Ducted gas heating
- Reverse cycle split system
- Storage racks in garage stay
- Irrigation system
- 207m<sup>2</sup> of living
- 951m<sup>2</sup> of land

Rates: \$3,328 p.a. approx.

Land Tax: \$5,089 p.a. approx.

EER: 4.0

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## More About this Property

<b>Property ID</b>	1HB3F9U
<b>Property Type</b>	House
<b>House Size</b>	207 m <sup>2</sup>
<b>Land Area</b>	951 m <sup>2</sup>
<b>EER</b>	4
<b>Including</b>	Ensuite

### Eoin Ryan-Hicks 0424 042 419

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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.

## 1 Mudge Place, Mckellar

Produced by DIAKRIT