



Mckellar, 25 Hetherington Circuit

OUTDOOR ENTERTAINERS DREAM

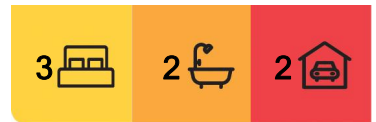
Auction Location: On-Site

When location counts, 25 Hetherington Circuit Mckellar is the perfect home in the perfect suburb. Exceptionally presented, with a beautiful mix of charming features and modern upgrades, this exquisite residence offers an incredibly functional and family friendly floorplan. A true family entertainer with a large focus on outdoor living, the 92m² covered entertaining area ensures enjoyment all year-round.

This home has been designed to embrace natural light and green backdrops, as you will notice the moment you step inside, looking out every window. You are welcomed into the home to the large formal lounge, tiered to offer flexible living/entertaining options. Offering perfect segregation, the family and dining



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For Sale

Auction

View

ljhooker.com.au/GZMH5W

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EER ★★★★★

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room is an expansive zone at the rear of the home, tiled for convenience and anchored by both the kitchen and outdoor entertaining. The galley style kitchen ensures plenty of bench and storage space, walk in pantry, with stainless steel appliances including gas cooking, double oven, dishwasher and a luscious green outlook to the backyard.

Three spacious bedrooms are on offer, all with built in robes. The main bedroom offers an ensuite with double vanity and sliding door access to the private covered front patio, a relaxing parents retreat. The main bathroom offers large step-up spa bath, shower and separate WC for convenience.

Sure to be the setting for hours of enjoyment with family and friends, outdoors is your own private oasis. An expansive, paved and covered alfresco area offers approx. 92m² of space in which to entertain, celebrate, play or relax. Established greenery has been carefully placed, giving a beautiful green backdrop. This large area sacrifices nothing, the backyard also offers flat grassed areas with plenty of room for the swing set, raised garden beds, small trees for shade, a garden shed and deck.

Additional features of the home include a solar system, ducted gas heating and evaporative cooling, double garage, large separate laundry. The perfect family location, a short walk to McKellar park, playground and wetlands, plus moments to Miles Franklin and Evatt Primary Schools. A short drive to Belconnen town centre, University of Canberra, North Canberra Hospital and Radford College.

- Spacious family home with separate living areas and approx. 92m² covered entertaining area
- Beautiful green outlook from every window
- Galley kitchen with ample bench and storage space, walk in pantry stainless steel appliances including double oven, gas cooking and dishwasher
- Spacious bedrooms all with built in robes
- Main bedroom with ensuite and access to private patio
- Main bathroom with spa bath, shower and separate WC
- Flat grassed areas, deck, garden shed and raised garden beds
- Double remote garage
- Ducted gas heating, evaporative cooling
- Solar system

Land size: 767m² (approx.)

Living size: 158m² internal living + 92m² covered patio (approx.)

Land value: \$562,000 (2023)

Rates: \$3,063 p.a (approx.)

Land tax: \$5,165 p.a (approx.)

Construction: 1987

EER: 4 stars

Disclaimer:

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regarding 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 About this Property

Property ID	GZMH5W
Property Type	House
House Size	250 m ²
Land Area	767 m ²
EER	4

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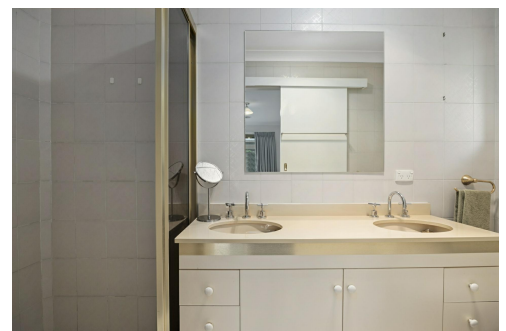
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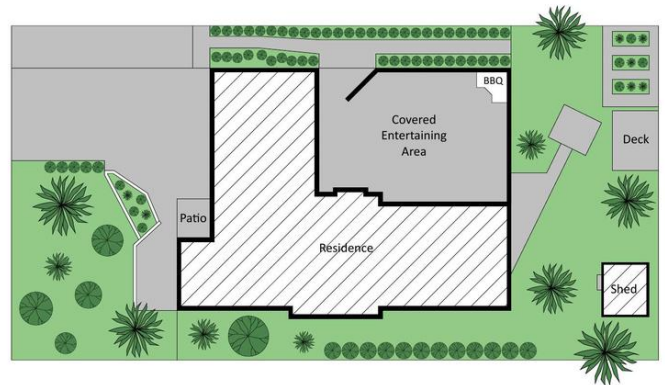
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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