



## Mckellar, 6 Absolon Place

Modern, Secluded, Family Retreat!

Welcome to this beautifully renovated 5-bedroom, 3-bathroom home, offering the perfect balance of space, style, and functionality. Nestled in a peaceful cul-de-sac, this property is ideal for families, investors, or those seeking a multi-generational living arrangement. With multiple living areas, a modern kitchen, and a self-contained granny flat, this home provides endless possibilities.

The main residence features four generously sized bedrooms, including a master suite complete with a private ensuite and built-in robe. A formal living area flows seamlessly into the dining and kitchen space, making it ideal for entertaining. The modern kitchen is well-equipped with quality appliances, Stone benchtops, Electric cooking, ample bench space, and plenty of storage, catering to all your culinary needs.

For those who love to entertain, this home offers multiple living spaces, including a family room, sunroom, and a large alfresco area-perfect for hosting gatherings or enjoying quiet

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**For Sale**  
\$1,335,000 +

**View**  
[ljhooker.com.au/2CYBFHK](http://ljhooker.com.au/2CYBFHK)

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EER

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moments of relaxation. The low-maintenance backyard provides a serene setting with beautifully landscaped gardens.

One of the standout features of this property is the self-contained granny flat, offering its own bedroom with a walk-in robe, ensuite, kitchen, and spacious living area. Whether you need extra space for extended family, a private home office, or an additional rental income opportunity, this separate living space is a fantastic bonus.

Step outside and experience the perfect blend of comfort and tranquillity in this stunning outdoor entertaining area. The elevated timber deck, complete with stylish railings and a shade sail, offers a private and serene retreat ideal for alfresco dining or relaxing with family and friends. Surrounded by lush greenery, this space provides both privacy and a refreshing natural ambiance, making it the perfect setting for morning coffees, weekend barbecues, or unwinding in the fresh air. Whether hosting guests or simply enjoying a quiet moment outdoors, this inviting deck is designed for year-round enjoyment.

This stylish wrap-around deck enhances the home's charm, offering a seamless connection between indoor and outdoor living. Surrounded by lush greenery and featuring a modern shade sail, this space is perfect for relaxing or entertaining in a private and tranquil setting. The beautifully maintained timber decking extends around the home, providing multiple areas to enjoy the fresh air, whether it's a quiet morning coffee or an afternoon gathering with friends.

Completing this impressive home is a double garage and a generous driveway, ensuring ample parking space for multiple vehicles. Nestled in a tranquil, well-established street within a highly sought-after neighbourhood, this home is a stroll down to the Mckellar shops, offers easy access to Croke Park Wetlands, Lake Ginninderra, and scenic walking trails, perfect for weekend leisure. Quality schools, as well as Evatt and Kaleen shops, are just moments away for everyday convenience, while Belconnen Westfield is less than an 8-minute drive, ensuring effortless access to shopping, dining, and entertainment.

Internal: 209m<sup>2</sup>

Garage: 43m<sup>2</sup>

Block: 826m<sup>2</sup>

EER: 1 star

Features:

- 5 generous bedrooms all with ceiling fans and built in robes
- Self contained granny flat under the same roof line with internal access.
- 3 bathrooms —Main bathroom with separate, modern spa bath.
- Multiple living areas
- Modern kitchen
- Self contained Granny flat under the same roof line.
- Expansive wrap around deck
- Large Alfresco area
- Double garage with storage
- Low maintenance, established gardens
- Ceiling fans throughout
- Multiple skylights



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Floating wooden flooring  
Ample storage  
Gas heating  
Evaporative cooling  
Electric hot water.  
A short stroll to William Palmer Park  
8 minute drive to Belconnen Westfield  
Prime location.

Rates: \$3,036 per annum  
Land tax: \$5,501 per annum

## More About this Property

<b>Property ID</b>	2CYBFHK
<b>Property Type</b>	House
<b>EER</b>	1

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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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