



## Pearce, 3 McCay Place

Architectural charm in a sought-after cul-de-sac

Nestled in a peaceful cul-de-sac, this architecturally inspired split-level family home offers spacious living with endless potential. With three generous bedrooms, two living areas, and a bonus studio, this property is perfect for those looking to create their dream home in a coveted location.

Soaring raked ceilings that give a sense of space and grandeur to the formal lounge and dining area. Flooded with natural light through wraparound windows, it offers sweeping garden views and a serene atmosphere. The separate family room and well-maintained kitchen provide additional living space, perfect for everyday family life. While the kitchen is in original condition, its well-maintained with a size and layout that provide a fantastic opportunity to update to your dream kitchen down the track.

The outdoor entertaining terrace is surrounded by lush, mature gardens, perfect for enjoying Canberra's outdoor lifestyle. A separate studio and workshop at the rear of the

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**For Sale**  
Auction

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**EER** ★★★★★

**LJ Hooker Tuggeranong**  
**(02) 6189 0100**



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property provide versatility, ideal for a home office, teenager's retreat or guest accommodation. Upstairs, three spacious bedrooms, all with built-in robes and ceiling fans, offer plenty of room for the whole family serviced by a practical family bathroom with separate bath and shower.

With Mount Taylor's hiking and biking trails just moments away, top schools including Marist, Melrose and Torrens Primary, shops, and Mawson and Woden Town Centre within easy reach, this home is positioned perfectly for convenience and lifestyle. Don't miss your chance to secure this rare opportunity to live in one of Canberra's most sought-after suburbs.

#### Features:

- Architecturally inspired 3-bedroom, 1-bathroom family home
- Original owners
- Formal lounge and dining with raked ceilings, plus a separate family room
- Well maintained original kitchen with electric oven, stove, and walk-in pantry
- Bonus separate studio and workshop, ideal for a home office or rumpus
- Sun-drenched entertaining terrace, surrounded by mature gardens
- Three double bedrooms with built-in robes and ceiling fans
- Family bathroom with separate bath and shower
- Ducted evaporative cooling plus reverse cycle air conditioning in the lounge
- Plenty of storage throughout, including under-house storage
- Double carport with additional off-street parking and a second driveway
- Close to top schools, shopping, restaurants, and transport links

#### Facts & Figures:

- Living space: 121.70m<sup>2</sup>;
- Carport: 36m<sup>2</sup>;
- Garage: 16m<sup>2</sup>;
- Storage room: 8m<sup>2</sup>;
- Land size: 831m<sup>2</sup>;
- House built: 1968
- Land Value: \$766,000
- Rates: \$4235 per annum
- Land tax: \$6768 per annum (if applicable)
- EER: 0 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.



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## More About this Property

<b>Property ID</b>	CD1HQH
<b>Property Type</b>	House
<b>House Size</b>	121 m <sup>2</sup>
<b>Land Area</b>	831 m <sup>2</sup>

### **Sally McCallum 0410 835 087**

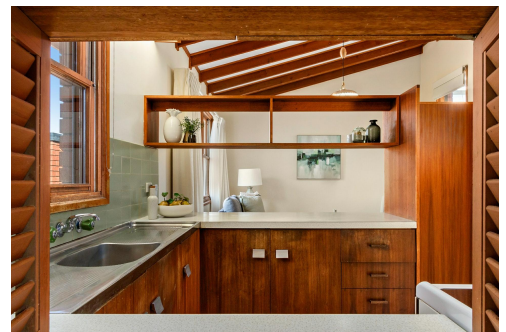
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not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

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