

17 Slessor Cres, Mckellar, ACT 2617

Sold - 4/05/2022

House 3 2 1



## Unassuming Delight

Auction Location: On Site.

AUCTION 5:30pm Wednesday 4th May.

Walk through the front gate and instantly be surprised and dazzled! A versatile, well maintained, gem of a property ready to move right in.

This home has been thoughtfully positioned on the block, providing north facing bedrooms and main living areas, meaning you can enjoy sitting in your loungeroom drenched with sun, naturally warming the home on those cool autumn days.

The lounge and dining are framed by two beautiful large windows to enjoy the light and serenity from the picturesque garden. The reverse cycle air conditioning will ensure your comfort all year round.

Just around the corner from the dining and lounge room you'll find the kitchen, which has been tastefully modernised with abundant storage and quality Bosch appliances. The kitchen is welcoming, bright and is equipped with ample bench space to spread out so that your Masterchef fantasy can become reality. Next to the kitchen is a versatile space for kids to study, casual dining or perfect for your coffee and a cuppa.

Stepping into the hallway you will find two double door linen cupboards, a rare treat indeed. The gas heater has a dual flow option, allowing you to heat both the bedrooms and the kitchen/family rooms. Tucked neatly away is the generous laundry, fitted with plenty of cupboard space. Flowing around to the back of the block is an easy-care private courtyard, discrete washing line and Colorbond garden storage shed.

The bathroom offers both a shower and bathtub, perfect for those long days when you want to unwind (tea? Wine? Good book?) and great for those with young kids as the bathtub is low set.

All bedrooms offer large windows with the added bonus of facing North to make the most of the beautiful sun. The rooms are generous in size and offer built in wardrobes. The main bedroom also offers a fan and ensuite with updated vanity, that is cleverly designed to optimise space.

The garage has been fully insulated and equipped for those wanting, or perhaps a study or kids retreat? You can of course still use this as a garage if you desire.

### Listed By

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