



15 MacIntyre Place, Charnwood

## Warm, Charming & A Block with Potential!

AUCTION: LJ Hooker Exclusive Auction Event | Wednesday, 10th December at 5:30pm | Location: Winnings Appliances 80 Giles Street, Kingston  
Bidding guide: \$700,000+

Tucked quietly in a charming cul-de-sac sits a light filled three-bedroom home that welcomes you with a beautiful stained glass front door featuring a delicate floral design. It's the first hint of the character found throughout. From the moment you step inside, it simply feels like home. Comfortable and inviting, with spaces that make living easy.

Multiple living areas unfold as you move through the home, each connected yet with its own personality. Timber flooring flows throughout, paired with timber doors, detailing and a sweet curved archway that adds charm at every turn. The kitchen sits at the heart of the floorplan, offering electric cooking and great connection to both living and dining spaces.

All three bedrooms are generously sized. Two enjoy mirrored built-in robes and the master features a stylish blue built-in robe. The main

3 2 1

**FOR SALE**  
\$700,000+

### AGENTS

Hannah Green  
0422 381 055  
hannah.green@ljhkippax.com.au

Hannah Green  
0422 381 055  
hannah.green@ljhkippax.com.au

### AGENCY

LJ Hooker Kippax  
(02) 6255 3888

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.



bathroom has been updated and the ensuite offers a tidy, well-kept space for daily convenience.

The property includes two reverse cycle air conditioning units which provide both heating and cooling throughout the home. The roofing frame is the sought-after timber truss construction and the solid slabs create a strong foundation for anyone looking to expand or reimagine in the future. There is no insulation in the roofing space as referenced in the building inspection report, which is reflected by the current energy rating.

Then comes the real magic.

Step outside and discover a huge backyard. Wide, green and full of possibility. Set on an RZ2, 894m2 block, it offers room to dream - whether that's entertaining, gardening or exploring options such as a granny flat or secondary dwelling (pending approvals). The front fae adds charm too, with a metal gate, garden beds and plenty of room to shape your own street presence.

And the location is genuinely wonderful for day-to-day living.

The walk to Charnwood Shopping Centre is an easy six minutes along a wide, well-lit public walkway that never crosses a road. Schools are close by too, with Charnwood Public School only five minutes from the front gate and accessible without crossing a single street, making school pick-up and drop-off incredibly convenient. Charnwood District Playing Fields are also nearby for sport, community activities or simply letting the kids run.

Warm, spacious and full of potential, 15 Macintyre Place is ready for its next chapter. It could be yours.

The details:

- Three bedrooms, two bathrooms, one carport
- 894m2 battleaxe RZ2 block
- Vinyl timber flooring with timber doors and accents throughout
- Kitchen with electric cooking
- Two reverse cycle air conditioning units
- Electric hot water
- Timber truss roofing
- Large blank backyard with scope to add a granny flat (pending DA)
- Six-minute walk to Charnwood Shopping Centre via a wide, well-lit walkway with no road crossings
- Five-minute walk to Charnwood Public School without crossing any roads

Property Info:

Land Size: 894sqm approx.

Living Size: 123sqm approx.

Rates: \$2,568 p.a approx.

Land Tax: \$3,590 p.a approx.

EER: 0

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

EER 

## MORE DETAILS

Property ID 1HX4F9U  
Property Type House  
House Size 123 m2  
Land Area 894 m2

### **Hannah Green 0422 381 055**

Licensed Agent ACT & NSW | [hannah.green@ljhkipax.com.au](mailto:hannah.green@ljhkipax.com.au)

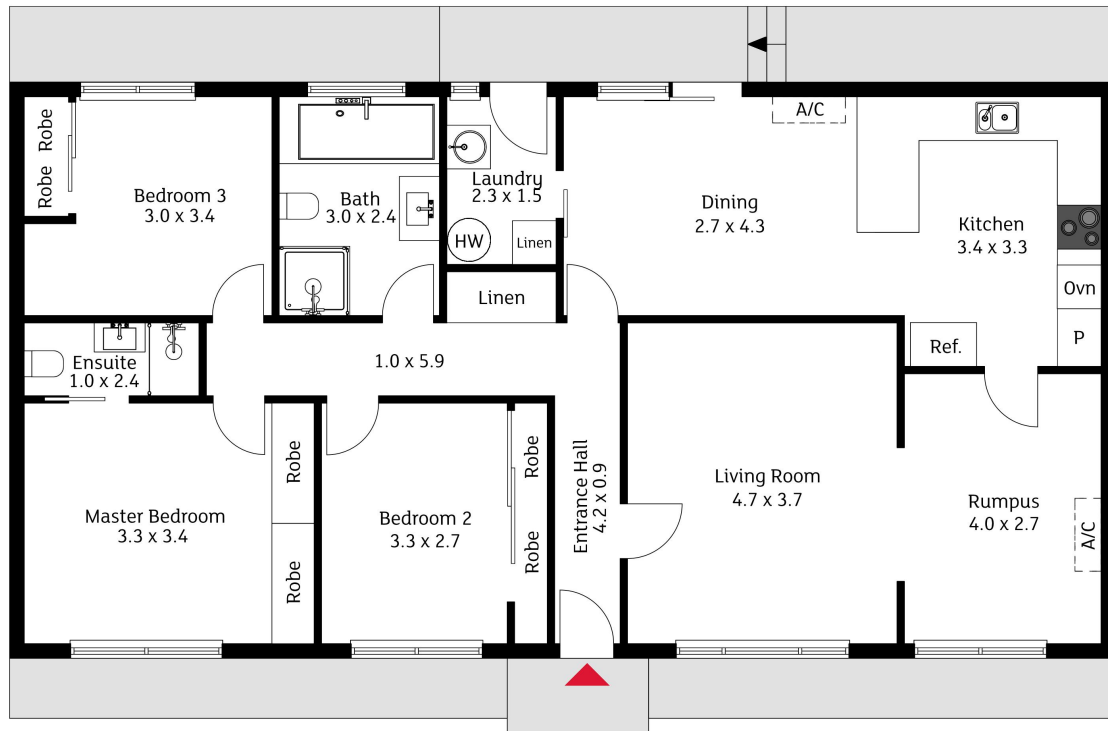
### **Hannah Green 0422 381 055**

Licensed Agent ACT & NSW | [hannah.green@ljhkipax.com.au](mailto:hannah.green@ljhkipax.com.au)

### **LJ Hooker Kippax (02) 6255 3888**

Cnr Luke Street & Hardwick Crescent, HOLT ACT 2615  
[kippax.ljhooker.com.au](http://kippax.ljhooker.com.au) | [kippax@ljhooker.com.au](mailto:kippax@ljhooker.com.au)





The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

15 MacIntyre Place, Charnwood



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.

