



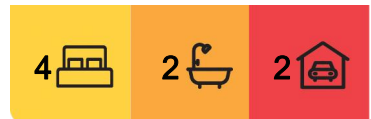
Macarthur, 9 Max Henry Crescent

Elevated Family Living in Beautiful Macarthur

Spectacular views, a spacious layout and an elevated position come together in this much-loved family home, offered for the first time in 41 years. With four generous bedrooms, two large living areas and a beautifully established garden, it's an outstanding opportunity for growing families to upsize into a home with space, versatility and unbeatable potential.

Spacious, inviting living areas: Sweeping views of the surrounding hills frame the large lounge creating a warm and welcoming spot to unwind. The living space extends through the separate dining room and into the expansive family living space, tailor-made for relaxed family time and entertaining. Family and friends will gather around the eat-in peninsula bench for years to come while the family chef makes the most of the quality Smeg induction cooktop and oven.

4 Comfortable bedrooms: The master bedroom includes its own private ensuite and beautiful hillside outlook, creating a private retreat for parents. Three additional bedrooms



For Sale
\$950,000+

View
ljhooker.com.au/CJTHQH

Contact
Andrew Curren
0424 288 717
Andrew.curren@ljhooker.com.au
Sally McCallum
0410 835 087
sally.mccallum@ljhooker.com.au

EER ★★☆☆☆☆

LJ Hooker Tuggeranong
(02) 6189 0100



Disclaimer: 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.

provide flexibility for kids, guests or as a home office.

Outdoor oasis: Outside the exceptional entertaining area is covered by a luxurious smart pergola that adjusts to the weather, ideal for year-round alfresco gatherings. The lush lawn, mature trees and tiered garden make this backyard a tranquil haven. The oversized double carport and large workshop add excellent storage or potential for a gym or DIY space.

Family-friendly location: Close to schools, nature reserves, walking trails and parks with Chisholm shopping centre a short 10-minute walk, you'll love the easy access to all of life's necessities. With easy transport links and a short drive to major centres, this home offers everything your family could need. Don't wait-make your move today!

Why you'll love it:

- Spacious and versatile 4-bedroom, 2-bathroom family home in enviable location
- Large, light-filled lounge with bay window framing the hillside views and separate dining room
- Expansive family living space with room for both a lounge and dining table
- Fully equipped kitchen with Smeg oven and induction cooktop, dishwasher and plenty of storage
- Master suite with ensuite and spectacular views, plus 3 more bedrooms, 2 with built-in robes
- Family bathroom with separate bath and shower
- Stunning outdoor entertaining area covered by smart pergola that adjusts to the weather
- Large backyard framed by mature trees with lush lawn, veggie gardens and multiple utility areas
- Ducted heating and evaporative cooling throughout
- Separate laundry with rear access
- Oversized double carport, large workshop with plenty of storage, plus plenty of off-street parking
- Minutes from schools, shops and public transport
- Living space: 162m²
- Carport: 42m²
- Workshop: 18m²
- Block size: 760m²
- House built: 1983
- Rates: \$3,501 per quarter
- Land tax: \$5.411 per quarter (if applicable)

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.



LJ Hooker Tuggeranong
(02) 6189 0100

Disclaimer: 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.

More About this Property

Property ID	CJTHQH
Property Type	House
House Size	162 m2
Land Area	760 m2
EER	1.5

Andrew Curren 0424 288 717

Principal / Franchise Owner | Andrew.curren@ljhooker.com.au

Sally McCallum 0410 835 087

Sales Consultant | sally.mccallum@ljhooker.com.au

LJ Hooker Tuggeranong (02) 6189 0100

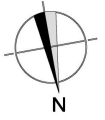
Suite 1, 1st Floor, South Point Shopping Centre, 210 Anketell Street
tuggeranong.ljhooker.com.au | tuggeranong@ljhooker.com.au



Disclaimer: 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.

LJ Hooker Tuggeranong
(02) 6189 0100



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.

9 Max Henry Crescent, Macarthur

Produced by **DIAKRIT**