

10 Stang Place, Macgregor

Your Sunny Start in Macgregor Starts Here




In Room Auction | Wednesday the 20th of May at 6:00pm | LJ Hooker Canberra City Auction HQ

FIND.

Quietly positioned in a peaceful pocket of Macgregor, this well-maintained three-bedroom home offers an easy lifestyle surrounded by lush open greenery, ponds, parks and scenic walking trails. Set within close reach of Ginninderra Creek and nearby lake surrounds, the home enjoys a calm, family-friendly setting while still being conveniently connected to local shops, schools and everyday amenities.

LOVE.

Designed for comfortable, low-maintenance living, the home opens into a light-filled open plan living and dining area that feels warm, practical and inviting. The kitchen is positioned at the heart of the home, complete with an island bench, gas cooking and a functional layout that connects easily with the main living space. All three bedrooms are spacious and include built-in robes, while the stylish updated bathroom features a full-sized bath. Outdoors, the oversized courtyard provides a fantastic space for entertaining,

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FOR SALE

Auction

VIEW

Sat 9th May @ 10:00AM - 10:30AM

AGENTS

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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.

 **LJ Hooker**

relaxing or enjoying the sunshine, with an additional pergola area around the side of the home adding further flexibility. Fully fenced and well maintained, the property also includes a garden shed, single garage with internal access, three reverse cycle split systems and 22 solar panels.

LIVE.

Surrounded by the natural beauty of Macgregor and the wider Ginninderra Creek area, this location is ideal for those who love open space without losing convenience. Enjoy easy access to nearby ponds, parks and walking trails, while Kippax Fair Shopping Centre and Belconnen Mall are both within comfortable reach. Families will appreciate proximity to Macgregor Primary School, Kingsford Smith School and Bright Steps Early Learning Centre.

ABOUT THE AREA

Local Transport:

- Easy access to main arterial roads connecting through Belconnen and wider Canberra
- Local bus services nearby

Shopping & Dining:

- Kippax Fair Shopping Centre
- " Belconnen Mall
- " Local cafés, supermarkets and everyday essentials

Schools:

- Macgregor Primary School
- Kingsford Smith School
- Bright Steps Early Learning Centre

OVERVIEW:

- 3 bedrooms, all with built-in robes
- Stylish updated bathroom with bath
- Single car garage with internal access
- Light-filled open plan living and dining
- Island bench kitchen with gas cooking
- Oversized courtyard, perfect for outdoor entertaining
- Outdoor pergola space around the side of the home
- Fully fenced yard
- Garden shed
- 22 solar panels
- 3 x reverse cycle split system heating and cooling units

RATES/SIZE:

Land Size: 362sqm approx.

Living Size: 98sqm approx.

Rates: \$2,696 p.a approx.

Land Tax : \$4,337 p.a approx.

EER: 5.0

Year Built: 2013

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MORE DETAILS

Property ID 1J3GF9U
Property Type House
EER 5
Including Air Conditioning
Toilets (2)
Built-in-Robes

Olivia Schultz 0415 366 287

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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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