



12 Archdall Street, Macgregor

## Rare Multigenerational Home and Flat

Thoughtfully designed with the flexibility for modern and multigenerational living, this expansive family home offers space for everyone inside and out.

Set on the high side of the street you're welcomed at the front deck and alfresco, the first of many outdoor entertaining areas. Stepping inside the open plan meals and generous kitchen featuring gas cooking plenty of bench and cupboard space.

The split levelled design showcases the bright living room with vaulted ceiling while the master with ensuite and walk in robe is segregated to the other rooms upstairs. All bedrooms have built-in robes and take in the views while one bedroom has its own balcony.

The enclosed tandem carport has internal access through the renovated laundry. The sunroom to the rear opens out to the private backyard and entertaining area with a pizza oven.

What makes this home special is the flat extension. Generously proportioned and offering two bedrooms, the self-contained flat has its own kitchen and living room. The sunroom and two decks make this

6 3 2

**FOR SALE**  
\$1,279,000

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.

LJ Hooker

flat feel like a home. The practicality of the design means there is easy internal access to the main house that can also be closed off should you want to rent out to supplement your mortgage.

Homes like this one are rare to find, be sure to inspect so you don't miss out.

#### Main Residence Features (4 Bedrooms):

- Spacious split-level design with bright open-plan living
- Vaulted ceilings in the main lounge enhance natural light and airiness
- Large kitchen with gas cooktop, ample bench space, and storage
- Master suite with walk-in robe, ensuite, and segregation for privacy
- All bedrooms include built-in robes, one with its own private balcony
- Ducted gas heating and split system cooling for year-round comfort
- Generous sunroom overlooking a private backyard
- Tandem enclosed carport with internal access via renovated laundry
- Multiple entertaining areas: front deck, rear alfresco, and a built-in pizza oven
- 10kW solar system keeping energy bills low
- Scenic elevated views from the upper floor

#### Self-Contained 2-Bedroom Flat:

- Private entrance + internal access (lockable for flexibility)
- Open-plan kitchen and living area with natural light
- Two bedrooms with built-in robes
- Sunroom and two timber decks - peaceful, self-contained living
- Ideal for extended family, guests, or rental income
- Dedicated outdoor entertaining space
- Off-street parking available

#### Location Highlights:

- Schools: Walk to MacGregor Primary School, local parks, and public transport
- Shopping: Close to Kippax Fair Shopping Centre and Belconnen precinct
- Recreation: Nearby parks and recreational facilities
- Transport: Accessible public transport options

- House Built: 1980
- Flat Built: 2012
- Land Size: 922sqm
- Living Size: 249sqm
- Garage Size: 21sqm
- EER: 3.0
- Rates: \$3,362 p.a.
- Land Tax: \$5,806 p.a. (investors only)

#### Disclaimer:

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## MORE DETAILS

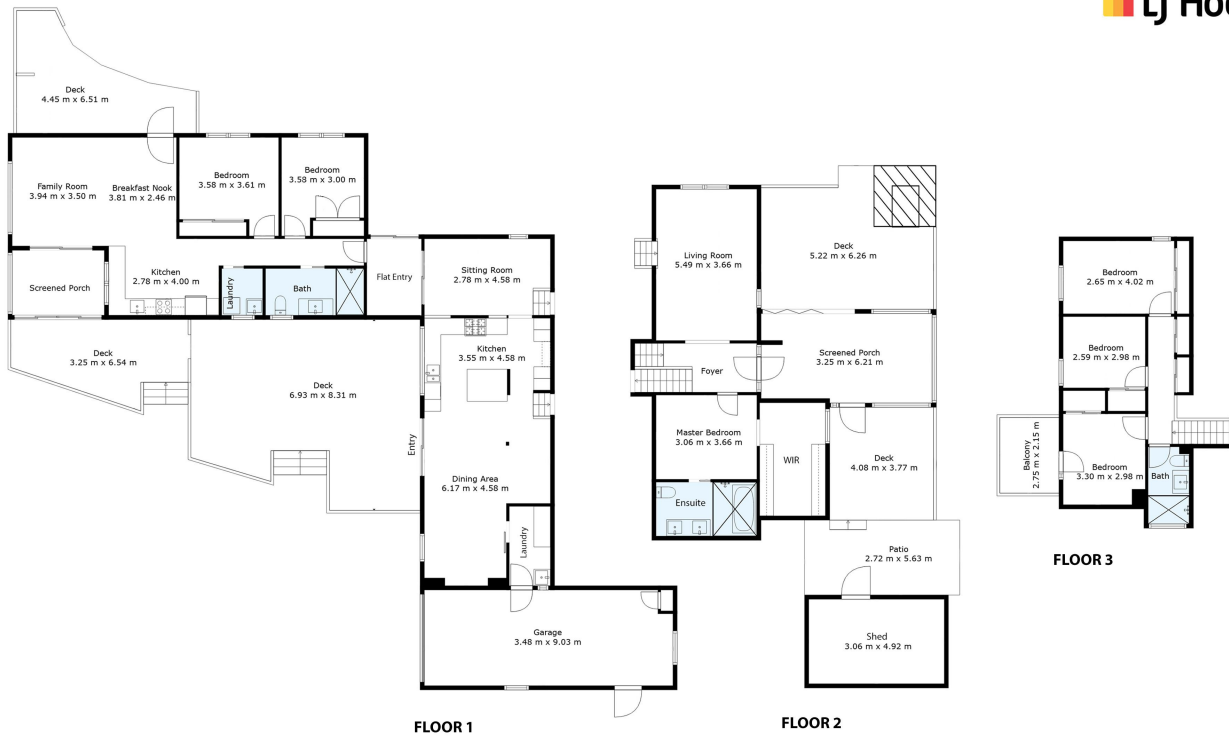
Property ID HP06WF8H  
Property Type House  
House Size 270 m2  
Land Area 922 m2  
EER 3

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