



## Macgregor, 13 Mileham Street

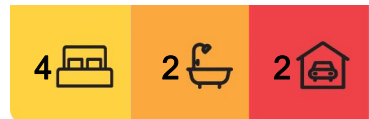
Top of the Hill!

Perched gracefully on the high side of Mileham Street, this exquisite home gazes out over the majestic Brindabella mountains, offering breathtaking vistas that inspire & soothe.

Placed on a sprawling 1042 m2 block, this property is a sanctuary for the soul, boasting 207m2 of elegant living space designed for a growing family or a couple dreaming of more.

Step inside to discover a flexible floor plan that effortlessly adapts to your lifestyle. Four spacious bedrooms and two bathrooms provide comfort and convenience, while the garage and carport ensures ample room for vehicles and guests.

Imagine mornings filled with golden sunlight pouring through large windows, where every sunset becomes a cherished memory. This home is more than just a place to live; it's a haven where smiles are shared, and moments are treasured.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/1H1YF9U](https://ljhooker.com.au/1H1YF9U)

**Contact**  
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**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.

EER ★★★★★

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

13 Mileham Street is an invitation to embrace a life of beauty, comfort, and endless possibilities. Come and see where your next chapter begins, where every day is an opportunity to create lasting happiness.

Rates: \$3,199 p.a. approx.

Land Tax: \$4,850 p.a. approx.

EER: 1.5

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## More About this Property

<b>Property ID</b>	1H1YF9U
<b>Property Type</b>	House
<b>House Size</b>	207 m <sup>2</sup>
<b>Land Area</b>	1042 m <sup>2</sup>
<b>EER</b>	1.5

### Eoin Ryan-Hicks 0424 042 419

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### LJ Hooker Kippax (02) 6255 3888

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Upper Level



Lower Level

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.

13 Mileham Street, Macgregor

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