



14 Constance Stone Street, Macgregor

3 1 1

A Bright Beginning in Macgregor

LJ Hooker Exclusive Auction Event | Wednesday, 10th December | Winnings Appliances 80 Giles Street, Kingston

FOR SALE
Auction 10/12/2025

AGENTS

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

This freestanding three-bedroom home is the kind that instantly feels welcoming. Sunshine fills the open plan living and dining space from morning to afternoon and the kitchen keeps you connected to the heart of the home while life unfolds around you.

Hannah Green
0422 381 055
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Freshly painted throughout with gas wall heater and reverse cycle heating and cooling. Each bedroom is generous in size and sat to the back of the home with built in robes and great natural light. The large single garage adds security and extra storage, and the side gravel parking space is ideal for a caravan, trailer or up to 3 extra vehicles!

AGENCY

LJ Hooker Kippax
(02) 6255 3888

The freshly painted back deck sets the scene for entertaining. Imagine Christmas lunch in the sunshine, a relaxed barbecue or a quiet morning coffee while the kids or pets play on the lawn. With tidy landscaping and a low maintenance yard, you can enjoy it exactly as it is or add your own outdoor vision.

The location makes every day simple. A short walk to childcare, schools, bus stops, playgrounds and beautiful walking paths, and only a quick drive to Kippax Fair for shopping and weekend errands.

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

Quick features

- 3 bedrooms, 1 bathroom, large single garage with internal and backyard access
- Built in 2009
- 450sqm block, 111sqm internal
- Reverse cycle split system plus wall heater
- Electric cooking and electric hot water
- Freshly reoiled entertaining deck
- Side gravel parking for caravan or trailer
- Side access on both sides to backyard
- 2 minute walk to Bright steps Early Learning Centre
- In the catchment for Macgregor Primary School
- 3 minute walk to bus stop
- 5 minute drive to Kippax Fair Shopping Centre
- 10 minute drive to Belconnen town centre

Property Info:

Land Size: 450sqm

Living Size: 111sqm approx.

Rates: \$2,744 p.a approx

Land Tax: \$3,947 p.a approx

EER: 3.0

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MORE DETAILS

Property ID	1HX8F9U
Property Type	House
House Size	111 m2
Land Area	450 m2
EER	3

Hannah Green 0422 381 055

Licensed Agent ACT & NSW | hannah.green@ljhkipax.com.au

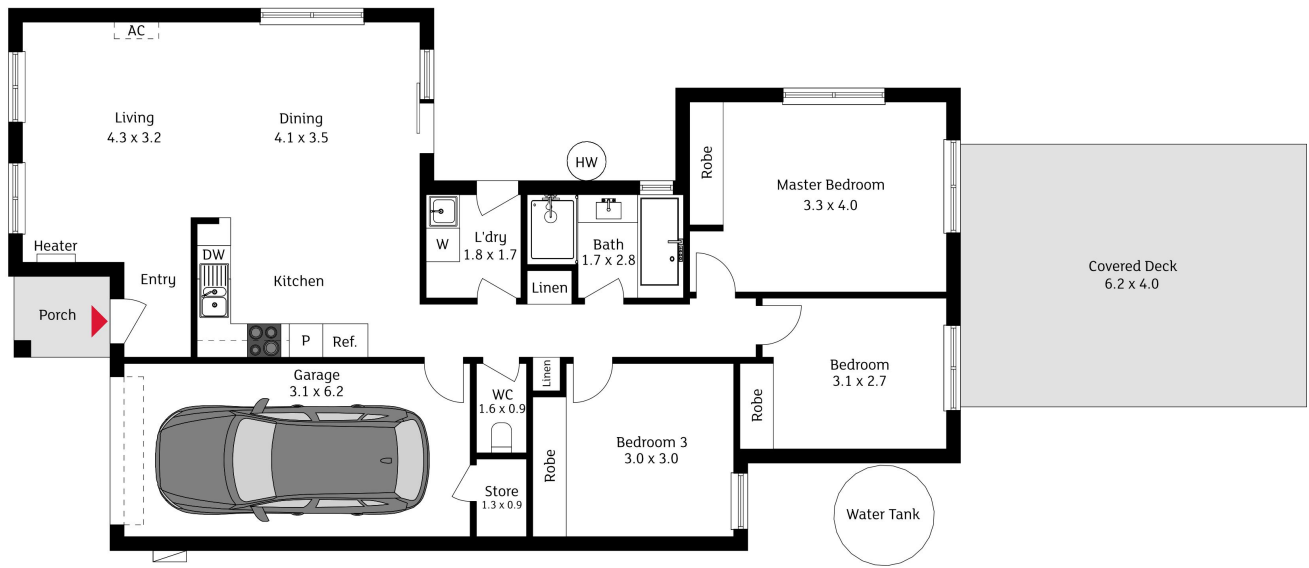
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LJ Hooker Kippax (02) 6255 3888

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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.

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