



## Macgregor, 16 Hazelton Street

Seller Instructs Us to Sell!

Modern & Spacious, A Definite Must-See!

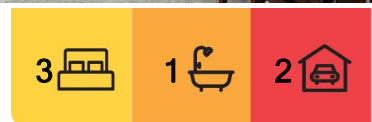
Located in a quiet street, this single 3-bedroom home offers an excellent opportunity for families or downsizers. The spacious open-plan living area is filled with natural light, thanks to large windows that open to the alfresco, backyard, and surrounding green space. The kitchen features plenty of bench space, an electric cooktop, and stainless-steel appliances, providing a practical setup for everyday living.

One of the standout features of this home is the outdoor entertaining area. The large, covered deck is private, with a high ceiling, making it the perfect space for entertaining year-round. Overlooking parkland, this area feels like your own private oasis, providing a peaceful retreat right at your doorstep.

With a prime location just a short walk from the neighbourhood park and close to local



**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.



**For Sale**  
Auction

**View**  
[ljhooker.com.au/HP083F8H](http://ljhooker.com.au/HP083F8H)

**Contact**  
**Kathy Komar**  
0455 891 351  
[kkomar@ljhbelconnen.com.au](mailto:kkomar@ljhbelconnen.com.au)

**EER** ★★★★★★

**LJ Hooker Belconnen**  
(02) 6251 1477

reserves, this home offers a fantastic balance of convenience and tranquility.

#### Key Features:

- \* Three spacious bedrooms all with built-in robes
- \* Open plan living with large windows offering plenty of natural light and views of the backyard and surrounding grassland
- \* Functional kitchen with electric cooktop and stainless-steel appliances
- \* Large covered alfresco area overlooking parkland, ideal for entertaining
- \* Single level residence, ideal if you're looking to downsize.
- \* Quiet street, close to a neighbourhood park and nearby reserves
- \* Large double lock-up garage with internal access, offering ample storage space

- \* Land Size: 512sqm
- \* Living Size: 118sqm
- \* EER: 6
- \* Rates: \$2,586 p.a.
- \* Land Tax: \$4,058 p.a. (investors only)
- \* Unimproved Land Value: \$444,000

#### Disclaimer:

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## More About this Property

<b>Property ID</b>	HP083F8H
<b>Property Type</b>	House
<b>House Size</b>	118 m2
<b>Land Area</b>	512 m2
<b>EER</b>	6

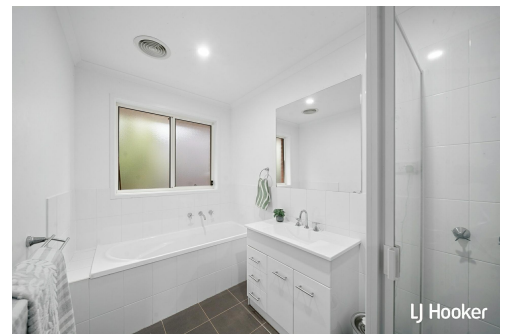
**Kathy Komar 0455 891 351**

Sales Agent | [kkomar@ljhbelconnen.com.au](mailto:kkomar@ljhbelconnen.com.au)

**LJ Hooker Belconnen (02) 6251 1477**

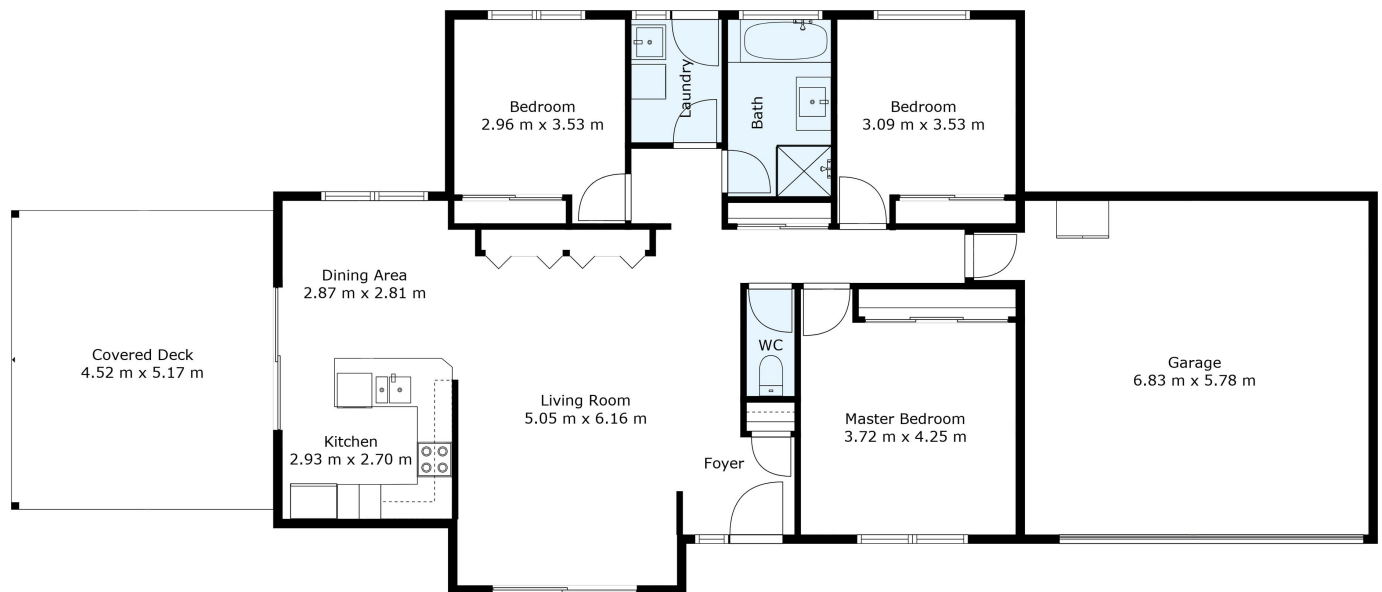
Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617

[belconnen.ljhooker.com.au](http://belconnen.ljhooker.com.au) | [belconnen@ljhbelconnen.com.au](mailto:belconnen@ljhbelconnen.com.au)



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*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser.  
Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate.  
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