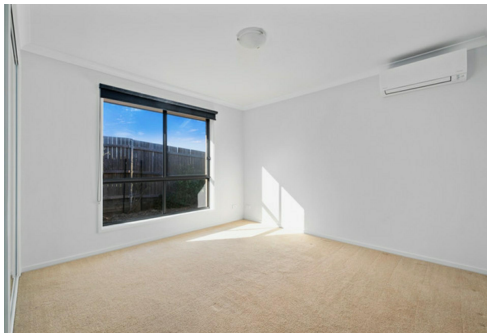
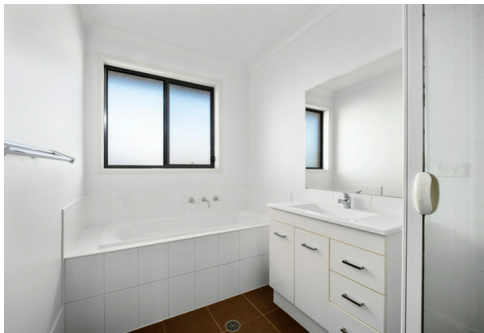




Macgregor, 172 MacFarlane Burnet Avenue

Comfortable living in a sought-after location

If you're looking for the perfect property to call yours, 172 MacFarlane Burnet is not to be missed! Located within a lovely family neighbourhood, this separately titled property offers everything you need for comfortable and convenient living.

As you step inside the property you will be pleasantly surprised with the functional floorplan and a layout which seamlessly connects the kitchen to the living and dining. A split system in the living room and gas wall furnace ensures year-round comfort, keeping you cool in summer and cozy during the winter months. The generously sized kitchen boasts a wide range of storage options, gas cooktop and dishwasher.

The three bedrooms all feature carpet and built in robes with the main bathroom well positioned for all to utilise. The backyard provides a wonderful space for green thumbs, children and pets, and outdoor entertaining with friends and family



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.

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For Sale
\$689,000+

View
ljhooker.com.au/34HPGCY

Contact
Carly Clough
0419 296 458
cclough@ljhgungahlin.com.au

Steph Hunt
0403 524 615
shunt@ljhgungahlin.com.au

EER ★★★★★★

LJ Hooker Gungahlin
(02) 6213 3999

Whether you're a first home buyer, investor or down-sizer, this home's prime location is ideal for both families and professionals, being just steps from local amenities and within a short distance of shops and renowned schools such as Kippax Shopping Centre, Macgregor Primary, Melba Copland High School and St Francis Xavier College.

The features:

- Carpeted bedrooms all with built in robes
- Bathroom featuring a bath a separate WC
- Single automatic garage with internal access
- Long driveway with room for multiple car parking
- Open plan living and dining space
- Durable bamboo flooring in the living/dining
- Single level well designed floorplan
- Kitchen with generous storage, gas cooking and dishwasher
- Easy care, fully fenced, family friendly backyard
- Split system air conditioner and gas wall furnace
- NBN fibre to the premises

The details:

- Built 2012
- Living 95m2, garage 21m2, land size 297m2
- EER: 6
- Rates: \$590 per quarter approx.
- Rental estimate: \$550 - \$560 per week
- Land Tax (if rented): \$3214 per annum approx

More About this Property

Property ID	34HPGCY
Property Type	House
House Size	95 m ²
Land Area	297 m ²
EER	6
Including	Gas Cooktop

Carly Clough 0419 296 458

Licensed Agent ACT/NSW and Auctioneer | cclough@ljhgungahlin.com.au

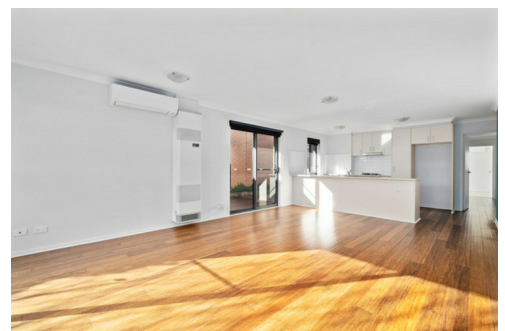
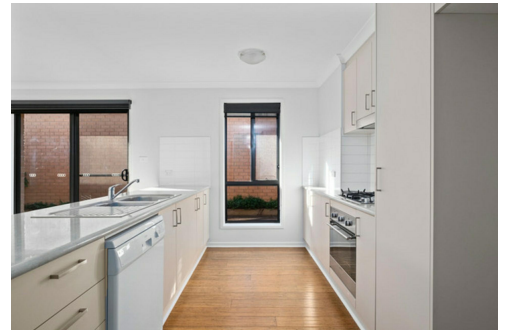
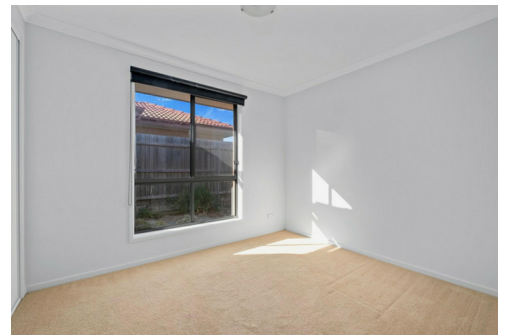
Steph Hunt 0403 524 615

Sales Associate to Carly Clough | shunt@ljhgungahlin.com.au

LJ Hooker Gungahlin (02) 6213 3999

Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street, GUNGAHLIN ACT 2912

gungahlin.ljhooker.com.au | gungahlin@ljhooker.com.au



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