



## Macgregor, 18 Fiaschi Street

The Ideal Entry to the Market

Located in a lovely quiet street, this well kept three bedroom home provides the perfect opportunity to make your start in the real estate market. Set on a great sized 732sqm block, the position is ideal, with parkland behind and just one neighbour sharing the fence line, ensuring peace and privacy.

All three bedrooms are a great size, two with ample built in wardrobes and both the kitchen and bathroom have been tastefully updated. Additionally the kitchen is well appointed with stone benchtops and plenty of cupboard space.

Features such as ducted gas heating and reverse cycle air conditioning ensure comfort all year around, and large windows allow light to stream throughout.

Outdoors an expansive covered deck is ideal for entertaining, surrounded by beautifully established leafy gardens. And the great sized backyard offers loads of space for children



**For Sale**  
\$749,000+

**View**  
[ljhooker.com.au/34XQGCV](http://ljhooker.com.au/34XQGCV)

**Contact**  
**Peta Barrett**  
0499 044 028  
[peta.barrett@ljhooker.com.au](mailto:peta.barrett@ljhooker.com.au)

EER ★★☆☆☆☆

**LJ Hooker Gungahlin**  
(02) 6213 3999



**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.

and pets to play. There is also excellent storage with a big garden shed and plenty of off street parking space as well.

Located within easy distance of popular Macgregor Primary School, and both Kippax and Charnwood shopping districts, the location is great, so don't miss the opportunity to inspect! Owners have asked that all offers be presented.

- Three great sized bedrooms, two with ample built in wardrobes
- Light filled open plan living areas
- Well appointed renovated kitchen with stone benchtops
- Updated bathroom
- Solar panels
- Ducted gas heating
- Reverse cycle air conditioning
- Great covered entertaining deck
- Large backyard with potential to expand or extend
- Beautifully established private leafy gardens
- Large garden shed
- Loads of off street parking
- Excellent position with parkland behind

Quick Stats:

Internal living size: 107.86sqm approx.

Land size: 732sqm approx.

Rates: \$2,498pa approx.

Land tax (only if rented): \$3,855pa approx.

Year built: 1972

EER: 2.5 stars

## More About this Property

<b>Property ID</b>	34XQGCY
<b>Property Type</b>	House
<b>House Size</b>	107 m2
<b>Land Area</b>	732 m2
<b>EER</b>	2.5
<b>Including</b>	Air Conditioning Ducted Heating Evaporative Cooling Solar Panels Pergola Parkland Behind Renovated Bathroom & Kitchen Timber Carpet

**Peta Barrett 0499 044 028**

Licensed Agent | [peta.barrett@ljhooker.com.au](mailto:peta.barrett@ljhooker.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](http://gungahlin.ljhooker.com.au) | [gungahlin@ljhooker.com.au](mailto:gungahlin@ljhooker.com.au)

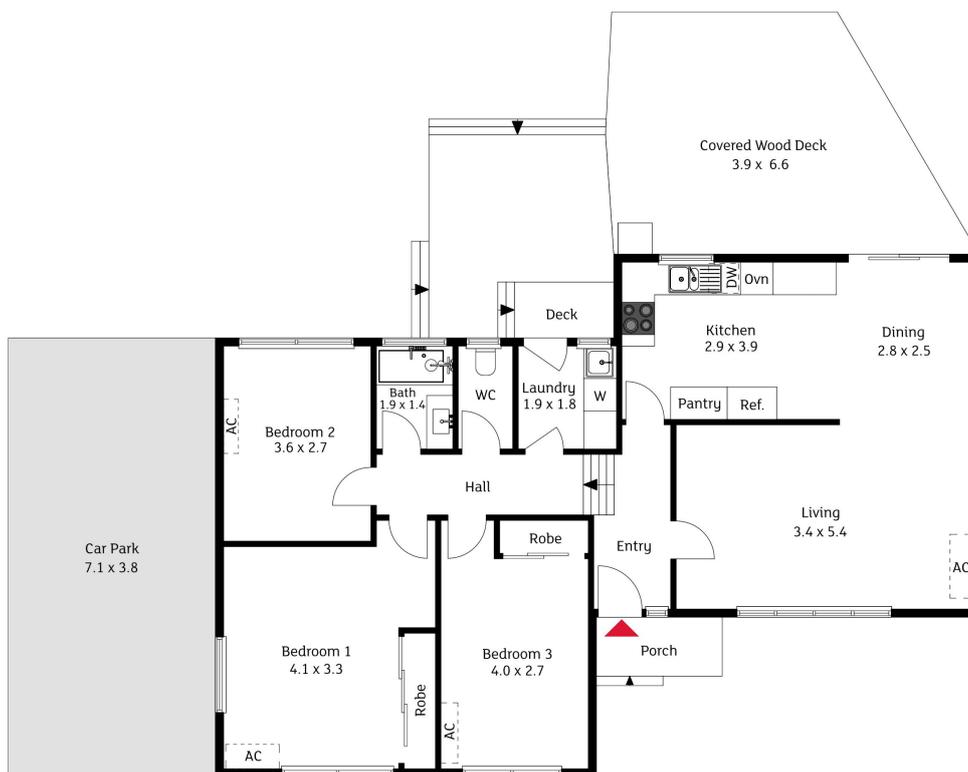


**Disclaimer:** All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**LJ Hooker Gungahlin**  
**(02) 6213 3999**



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.

18 Fiaschi Street, Macgregor

Produced by DIAKRIT