



## Macgregor, 18 John Holt Street

Macgregor Gem!

Auction Location: In Rooms | LJ Hooker Canberra City | 182 City Walk, Canberra City

Welcome to your new home in the heart of New Macgregor! This charming property boasts everything you need for comfortable living and entertaining. Whether you're a first-time buyer, downsizer, or savvy investor, this gem ticks all the boxes.

Step inside to discover three spacious bedrooms, each adorned with built-in wardrobes, providing ample storage for your belongings. The well-appointed bathroom ensures convenience for the whole household. With internal access from the garage, unloading groceries or escaping the elements is a breeze.

The heart of the home is the light-filled open-plan living area, seamlessly combining the kitchen, dining, and lounge room. Prepare meals in the modern kitchen while staying connected with guests in the adjoining spaces.



**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**  
Auction Price Guide \$650,000+

**View**  
[ljhooker.com.au/2G20F9Q](http://ljhooker.com.au/2G20F9Q)

**Contact**  
**Lukas Cole**  
0432 289 618  
[lukas.cole@ljhooker.com.au](mailto:lukas.cole@ljhooker.com.au)

EER ★★★★★★

**LJ Hooker Kaleen**  
**(02) 6241 1922**

Outside, a generous void outdoor area awaits, offering endless possibilities for alfresco dining, relaxation, or entertaining. The meticulously landscaped backyard provides a tranquil retreat, complete with custom-made outdoor seating that has storage when you lift the seat up —the perfect spot to unwind after a long day or host gatherings with friends and family.

Situated in the vibrant community of Macgregor, enjoy the convenience of local amenities, schools, and parks, striking a balance between urban living and suburban tranquility.

Features:

- Garage with internal access
- Beautiful backyard
- Easy care gardens
- 3 bedrooms
- 1 bathroom
- Custom made outdoor seating with storage

Rates: \$2,180 pa approx

Land Tax: \$3,084 pa approx

EER: 6.0

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## More About this Property

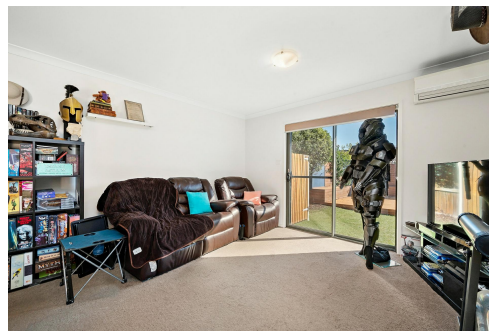
<b>Property ID</b>	2G20F9Q
<b>Property Type</b>	House
<b>House Size</b>	92 m <sup>2</sup>
<b>Land Area</b>	249 m <sup>2</sup>
<b>EER</b>	6

**Lukas Cole 0432 289 618**

Licensed Agent | [lukas.cole@ljhooker.com.au](mailto:lukas.cole@ljhooker.com.au)

**LJ Hooker Kaleen (02) 6241 1922**

Cnr Maribyrnong Avenue &, Georgina Crescent, KALEEN ACT 2617  
[kaleen.ljhooker.com.au](http://kaleen.ljhooker.com.au) | [kaleen@ljhooker.com.au](mailto:kaleen@ljhooker.com.au)



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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.

18 John Holt Street, Macgregor

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