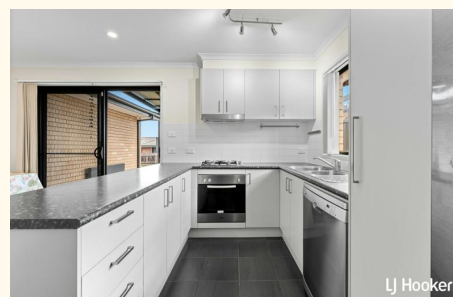




LJ Hooker



LJ Hooker



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18 Wunderly Circuit, Macgregor




## Excellent for First Home Buyers!

Set in a quiet, family friendly part of Macgregor, this well-presented three-bedroom home delivers a great combination of comfort, space, and flexibility. Whether you're upsizing, downsizing, or investing, this is a property that offers genuine lifestyle appeal.

The home is filled with natural light and features a practical layout designed for easy living. A spacious lounge flows through to the dining area and well-appointed kitchen, creating a functional hub for everyday life. The kitchen includes a gas cooktop, dishwasher, and ample storage, making it both practical and inviting.

All three bedrooms are well-sized, with two including built-in robes, while the master bedroom is complete with a walk-in robe and private ensuite. The main bathroom is thoughtfully designed with a bathtub and separate toilet, ideal for families.

Outdoors is where this home really stands out. A covered entertaining area overlooks a generous backyard, offering plenty of space for kids and pets. There's also a dedicated fire pit area, perfect for entertaining or relaxing in the evenings. Adding even more practicality to the home is the inclusion of solar panels and a battery system, helping improve energy efficiency and reduce everyday running costs.

3  2  2 

### AUCTION

Sat 30th May @ 1:45PM

### VIEW

Sat 16th May @ 2:15PM - 2:45PM

### AGENTS

Murhaf Al Daraan  
0426 848 464  
maldaraan@ljhbelconnen.com.au

Robert Murphy  
0414 734 185  
rmurphy@ljhbelconnen.com.au

### AGENCY

LJ Hooker Belconnen  
(02) 6251 1477

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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A key feature of the property is the rear access via Keaney Street, providing secure additional parking behind the fence line. There's ample room for a caravan, boat, or trailer, with potential for further improvements such as an additional garage or granny flat.

Conveniently located close to local parks, schools, and public transport, and just a short drive to Kippax Fair, this home offers both comfort and accessibility in a well-established area.

#### Features:

- Quiet, family-friendly location in Macgregor
- Light-filled interiors with a practical floorplan
- Kitchen with gas cooktop, dishwasher, and ample storage
- Three well-sized bedrooms, two with built-in robes
- Master bedroom with walk-in robe and ensuite
- Main bathroom with bathtub and separate toilet
- Separate laundry with external access
- Split system heating and cooling
- Solar panels with battery system
- Covered outdoor entertaining area plus fire pit zone
- Generous, fully fenced backyard with plenty of lawn
- Double garage with workbench, power, and internal access
- Rear access via Keaney Street with additional secure parking
- Space for caravan, boat, trailer, or future improvements
- Close to parks, schools, public transport, and Kippax Fair

- Land Size: 578sqm
- Property Size: 130sqm | Living: 98sqm | Garage: 32sqm
- EER:
- Rates: \$2,987p.a.
- Land Tax: \$5,170p.a. (investors only)

#### Disclaimer:

All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.

## MORE DETAILS

Property ID	HP13QF8H
Property Type	House
House Size	130 m <sup>2</sup>
Land Area	578 m <sup>2</sup>
EER	5

### Murhaf Al Daraan 0426 848 464

Sales Agent | maldaraan@ljhbelconnen.com.au

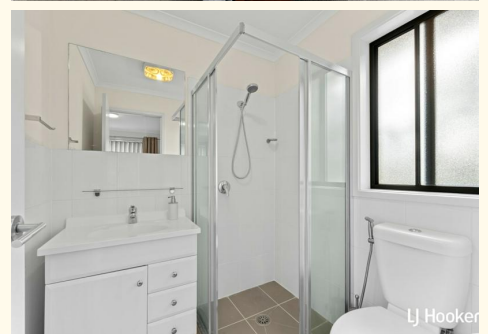
### Robert Murphy 0414 734 185

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**18 Wunderly Circuit, Macgregor**



*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. The information herein is gathered from sources we believe to be reliable.*