



2 Coutie Place, Macgregor

## One Address, Endless Possibilities

The opportunity you've been waiting for has arrived at 2 Coutie Place, Macgregor, a versatile dual occupancy property designed to deliver both strong rental returns and flexible family living.

Set on a generous 956sqm RZ2 block, this property offers a combined rental appraisal of approximately \$1,070-\$1,120 per week, with the main residence estimated at \$650-\$660 per week and the self-contained granny flat at \$420-\$460 per week. For investors, this means immediate dual income and reduced vacancy risk. For families, it opens the door to comfortable, independent multi-generational living.

Privately positioned, the one-bedroom granny flat is a true asset. Complete with its own fenced access, full kitchen, bathroom and multiple living zones, it provides a rare level of independence, ideal for extended family, adult children, or elderly parents. At the same time, its layout and presentation make it highly appealing to tenants, offering a strong secondary income stream if desired. The light-filled upper level, previously used as a yoga studio, adds a unique and calming space that enhances both lifestyle and rental appeal.

4 2 5

### FOR SALE

Sale by Negotiation

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.



The main residence has been thoughtfully refreshed, creating a warm and functional home ready to move into or lease immediately. A renovated kitchen with quality Bosch appliances anchors the home, while three separate living areas provide flexibility for growing families or shared living arrangements. This adaptability not only enhances everyday living but also broadens the property's appeal in the rental market.

Both dwellings enjoy separate, private outdoor spaces, allowing occupants to live comfortably without compromise, a key feature for both tenant satisfaction and multi-generational harmony. The tiered backyard offers room for entertaining, relaxing, or future improvements, while maintaining clear separation between the two residences.

Comfort and practicality are well covered, with ducted air conditioning to the main home, split systems in the granny flat, ample storage, and a separate laundry. Parking is equally impressive, with a double tandem carport, multiple off-street spaces, and additional room for caravans, trailers or recreational vehicles.

Positioned in a convenient, family-friendly location, you're within walking distance to Macgregor Oval, Macgregor Primary School, and public transport, with the University of Canberra and local shopping centres just a short drive away, supporting both strong rental demand and long-term liveability.

Whether you're looking to maximise returns, accommodate extended family, or secure a property that adapts with you over time, 2 Coutie Place offers a rare combination of flexibility, income and future potential.

#### BRIEF

- Main House Rental Appraisal: \$650-\$660 per week
- Granny Flat Rental Appraisal: \$420-\$460 per week
- Dual occupancy
- 3 bedroom, 1 bathroom main house
- Self contained granny flat with full kitchen, bathroom and two living areas
- RZ2 block , 956sqm land, 182sqm together
- The main house is freshly painted and refloored throughout with a brand new kitchen, updated laundry and bathroom
- The bedrooms have built in robes
- Separate laundry with external access
- Both areas are fully fenced and private perfect for multi income investment or multi generational living
- Endless parking for trailers, caravans and cars
- Macgregor Oval is a 2 minute walk, Macgregor Primary School is an 8 minute walk, one street over from the bus stop to take you on a nine minute drive to the University of Canberra and Belconnen Mall

#### RATES / SIZE

Land Size: 956 m<sup>2</sup> approx.

Living Size: 185 m<sup>2</sup> approx.

Rates:\$2,902

Land Tax: \$4,927

EER:0.5

Year Built: 1970s

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**MORE DETAILS**

|               |         |
|---------------|---------|
| Property ID   | 1J14F9U |
| Property Type | House   |
| House Size    | 115 m2  |
| Land Area     | 956 m2  |
| EER           | 0.5     |

**Eoin Ryan-Hicks 0424 042 419**

Franchise Owner | Sales Manager | Licensed Agent ACT & NSW |  
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Ground Floor



Lower Ground

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.

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