



2 Coutie Place, Macgregor

One Address, Endless Possibilities

The dual occupancy opportunity you've been waiting for has arrived at 2 Coutie Place, Macgregor.

Set on a generous 956sqm RZ2 block, this versatile property offers approximately 182sqm of living and a layout that opens the door to so many possibilities. Whether you're looking for a smart investment with multiple income streams, a home that accommodates multi-generational living, the perfect place for larger families looking to give the teens their own space, or simply a little extra space for life's evolving chapters, this one has you covered.

Let's start with the fully self-contained one-bedroom residence. Privately positioned with its own fenced access, it feels like a home in its own. Complete with a full kitchen, bathroom and two living areas, it's a space that offers independence and comfort in equal measure. Upstairs, the light-filled living zone was previously used as a yoga studio and you'll instantly see why. Floor to ceiling windows allow natural light to pour in, mirrors line the walls, and the open beam ceiling creates a calming, airy atmosphere. Whether it becomes a yoga sanctuary again, a creative studio, a peaceful retreat for a university student, or the ideal space for a teenager craving

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FOR SALE

Sale by Negotiation

VIEW

Tue 24th Mar @ 5:00PM - 5:30PM

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independence, the options feel endless.

Fully tiled throughout and fitted with two split-system heating and cooling units, the space has been thoughtfully finished with soft close drawers and window furnishings for privacy. It is completely move-in ready, meaning tenants or family members could settle straight in with nothing left to do.

Now onto the main house. And trust me, we're only just getting started

Freshly painted throughout and refloored with beautiful timber look laminate flooring, the home feels bright, welcoming and ready for its next chapter. The kitchen has been thoughtfully renovated, designed with both functionality and style in mind. Featuring soft close cabinetry, a Bosch oven and Bosch Dishwasher, a generous fridge space and a four-burner cooktop, it's a practical hub where everyday meals and weekend cooking sessions come together with ease.

The layout is wonderfully flexible, offering three separate living zones so everyone can find their own corner to relax. There's an open plan kitchen and dining area that naturally brings people together, along with a separate lounge room for cosy evenings or movie nights. Storage lovers will appreciate the multiple linen cupboards and hallway storage throughout the home. Everything finally has its place.

The three bedrooms are well sized and two of the three rooms featuring built-in mirrored robes, with the third having space to add in yourself. All thoughtfully positioned around the central bathroom and separate toilet. And yes, the bathroom includes a bath because sometimes life simply calls for one.

A separate laundry with external access adds everyday practicality, while recent landscaping has already created garden beds ready for the next owner's green thumb. Ducted air conditioning is fixed throughout the property to ensure year round comfort.

Step outside and the backyard continues to impress. Tiered for functionality, the space works beautifully for families, pets, gardeners, or anyone who simply enjoys being outdoors. A raised paved area provides the perfect setting for summer BBQs with friends and family. A few steps down leads you to a large, flat grassed area just waiting to be enjoyed. Soccer goals, slip-and-slide afternoons, veggie gardens, fire pit nights or even a future pool. The beauty is that you get to decide. Importantly, the main backyard is fully fenced and separate from the granny flat's yard, ensuring privacy and independence for both spaces.

For those who need room for cars, trailers, caravans or weekend adventure gear, you'll be well looked after here too. A double tandem carport sits adjacent to the granny flat, while the driveway comfortably accommodates four additional vehicles, plus a gravelled space offering even more flexibility.

Macgregor Oval is just a two-minute walk from your front door. Macgregor Primary School sits only an eight-minute stroll away, making school drop-offs wonderfully simple. A bus stop is conveniently located just one street across, and the University of Canberra is approximately a nine-minute drive away.

Whether you're looking to invest, accommodate extended family, or simply gain some space, your next home purchase, 2 Coutie Place is a property that grows with you.

BRIEF

- 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 m²; approx.

Living Size: 185 m²; 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 m ²
Land Area	956 m ²
EER	0.5

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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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