

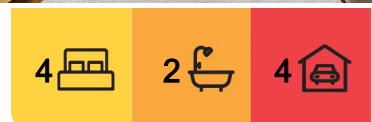
## Macgregor, 2 Kirkland Circuit

"Where the Children Grew Up and We Grew Older"

After 33 wonderful years in their beautifully renovated family home, the current owners are ready to downsize, leaving behind a legacy of comfort and style. This meticulously maintained property offers not just a place to live but a true sanctuary.

Situated on a generous corner block, the home is surrounded by stunning gardens that attract a vibrant array of birdlife. The centerpiece of the garden is a charming mossy stone 'river bed,' an eye-catching feature that adds character and tranquility to the outdoor space.

Inside, the home is immaculate, offering a move-in-ready experience. Clear-coated Ash floors provide warmth and charm, while the open-plan living area is bathed in natural light. There are four bedrooms, including a spacious main with built-in robes and a sparkling ensuite. A major renovation in 2019 brought the kitchen and both bathrooms up to the highest standards, including the installation of LED downlights and wall insulation in many



**For Sale**  
Auction 25/09/2024

**View**  
[ljhooker.com.au/1HKKYDF92](https://ljhooke.com.au/1HKKYDF92)

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EER ★★☆☆☆☆

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(02) 6257 2111

rooms. Ducted reverse cycle heating and cooling, ensures year-round comfort while a mains gas fireplace adds an extra touch of warmth on those cozy winter nights.

The rear hardwood deck overlooks the private gardens, shaded by a large, cantilevered umbrella. Additional features include a double carport, a tandem garage and ample storage space. With two driveways-one leading to the garage and the other to the carport-access and convenience are assured.

Set on an impressive 892m<sup>2</sup> block in the RZ2 zone, this property offers future potential in addition to its immediate appeal. Families will love the location, just 300 meters from MacGregor Primary School and close to the Kippax and Charnwood shopping centres.

This property has been a loving home for one family for over 30 years but now it is time to love another.

At a glance

-892sqm corner block

-Zoned RZ2

-Beautifully renovated in 2019

-Open-plan living

-Large kitchen with ample storage and bench space

-Separate laundry with storage and rear access

-Large main bedroom with built-in-robies and ensuite

-Ducted reverse-cycle heating and cooling

-Gas fireplace

-Clear-coated ash floors

-Rear hardwood deck (outdoor dining and umbrella included)

-Raised vegetable gardens

-Tranquil, landscaped gardens

-Solar panels

-Freshly painted throughout

-In the catchment for MacGregor Primary School, Kingsford Smith High School and Melba Copland Secondary School.



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## More About this Property

<b>Property ID</b>	1HKKYDF92
<b>Property Type</b>	House
<b>House Size</b>	126 m <sup>2</sup>
<b>Land Area</b>	891 m <sup>2</sup>
<b>EER</b>	2

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