

22 Mileham Street, Macgregor

## Strength, Character & Quiet Grace

A refined expression of modern living, this residence balances architectural presence with everyday comfort in a way that feels both intentional and effortless. Elevated on the hill, the home captures sweeping panoramic views across the Brindabella Mountains, creating a sense of openness and connection that is genuinely special.

Clean lines, strong proportions and a carefully considered layout ensure the home is as impressive on arrival as it is practical to live in. The interiors are calm and composed, with generous living zones that flow naturally and invite both quiet moments and entertaining without compromise. Natural light is a constant companion, further enhancing the sense of space and framing the outlook beyond.

Accommodation is well resolved, offering privacy where it matters and flexibility for families, professionals or those who simply value room to breathe. Every detail feels deliberate, from the material choices to the way the home connects indoor and outdoor living.

Positioned in one of Macgregor's most established pockets, this is a property that delivers presence, comfort and long-term appeal without

4 3 2

### AUCTION

Sat 28th Feb @ 12:00PM

### VIEW

Sat 21st Feb @ 12:15PM - 12:45PM

### AGENTS

Troy Thompson  
0408 694 917  
troy.thompson@ljhooker.com.au

Estephano Cardenas  
0415 423 006  
ecardenas@ljhgungahlin.com.au

### AGENCY

LJ Hooker Gungahlin  
(02) 6213 3999

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.





trying too hard to prove it.

A home of confidence, character and elevation - rare, composed, and immediately compelling.

Why this property captivates:

- Elevated position on the hill, offering a commanding presence and sense of space
- Spacious, flowing interiors designed for comfort and practical living
- Generous living and dining zones that effortlessly connect to outdoor areas
- Functional kitchen with gas cooktop and practical storage
- Well-proportioned bedrooms providing privacy and flexible accommodation options
- Large outdoor entertaining areas ideal for family gatherings or quiet relaxation
- Ample natural light enhancing the sense of openness and warmth
- Solar panels for energy efficiency and reduced bills
- Self-contained one-bedroom unit underneath, ideal for extended family, guests, or additional income
- Carport with additional off-street parking available
- Positioned in a quiet, established street, close to schools, shops, and local amenities

Proximity to Amenities:

- Within 4 minutes' drive to Macgregor Primary School and local childcare options
- Within 5 minutes' drive to Kippax Fair Shopping Centre with supermarkets, cafés and everyday shopping
- Within 6 minutes' drive to Umbagog District Park and wider recreation areas
- Within 7 minutes' drive to UC Senior Secondary College Lake Ginninderra
- Within 8 minutes' drive to Belconnen Town Centre retail and dining precinct
- Within 12 minutes' drive to the University of Canberra
- Within 15 minutes' drive to Calvary Bruce Private Hospital

## MORE DETAILS

Property ID	36B2GCY
Property Type	House
House Size	205 m2
Land Area	927 m2
EER	4
Including	Ensuite

**Troy Thompson 0408 694 917**

Director / Licensed Agent ACT/NSW |

troy.thompson@ljhooker.com.au

**Estephano Cardenas 0415 423 006**

Sales Associate to Troy Thompson | ecardenas@ljhgungahlin.com.au

**LJ Hooker Gungahlin (02) 6213 3999**

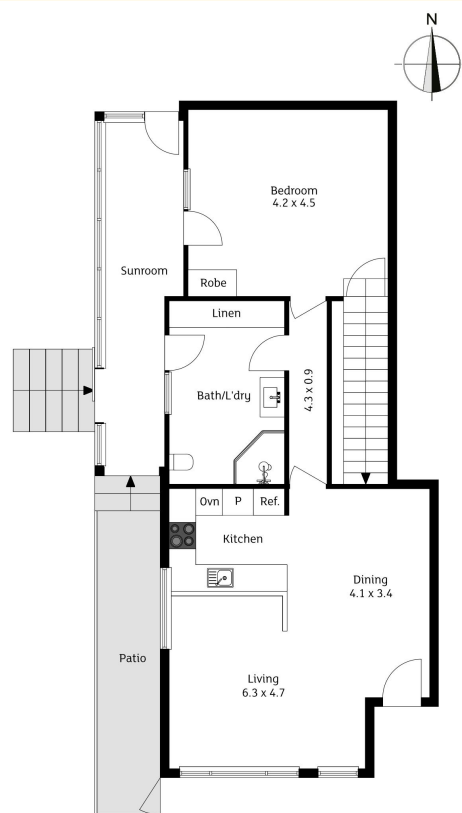
Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street,  
GUNGALIN ACT 2912

gungahlin.ljhooker.com.au | gungahlin@ljhooker.com.au





Ground Level



Lower Ground Level

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.

22 Mileham Street, MacGregor

 **LJ Hooker**