



24 Audrey Cahn Street, Macgregor

Entertain, Relax & Enjoy

FIND.

Tucked away in a peaceful, well-connected pocket of Macgregor, this single-level home feels like one of those places that just makes life easier from the moment you arrive. Set on its own single title block with no body corporate, it offers a rare sense of independence, simplicity and low-maintenance living.

From the street, it presents as a neatly cared-for home in a quiet setting, but what stands out most is how it balances everyday practicality with comfort and ease. Whether you're stepping into your first home, downsizing into something more manageable, or looking for a solid investment, this is a home that quietly ticks all the right boxes.

LOVE.

Inside, the home opens into a warm and welcoming layout where everyday living just flows. The open plan living, dining and kitchen area forms the heart of the home, with timber look flooring grounding the space and natural light filling it throughout the day. It's the kind of space that feels instantly comfortable, easy to live in, easy to enjoy, and easy to make your own.

The kitchen sits right at the centre of it all, designed with practicality in

3 1 1

FOR SALE

\$729,000+

VIEW

Sat 15th Aug @ 11:30AM - 12:00PM

AGENTS

Eoin Ryan-Hicks

0424 042 419

Eoin.ryan-hicks@ljhooker.com.au

Olivia Schultz

0415 366 287

olivia.schultz@ljhkipax.com.au

AGENCY

LJ Hooker Kippax

(02) 6255 3888

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.



mind and finished with gas cooking, good storage and a layout that connects effortlessly to both the dining and outdoor entertaining areas. From here, life naturally spills outside to the covered deck and pergola, an inviting space for morning coffees, weekend BBQs or relaxed afternoons overlooking the backyard.

Outdoors, the owners have thoughtfully improved both the front and back yards, creating a more established and enjoyable space to live in. The backyard includes a garden shed for additional storage, while the planted areas and low-maintenance design make it both functional and easy to care for. Around the home, adjustable lighting has been installed, allowing you to set the mood with cool, warm or white tones depending on the occasion. As well as solar being added.

All three bedrooms are well-proportioned and include built-in robes, while the bathroom is positioned for everyday convenience. Comfort is well considered throughout with split system heating and cooling, carpeted bedrooms for warmth, and a single car garage with internal access adding ease and security to daily life.

LIVE.

Life here is all about balance, peaceful living at home, with everything you need just minutes away. Set in one of Macgregor's most convenient pockets, you're close to local schools, parks, walking tracks and public transport, making day-to-day living simple and connected.

Kippax Fair, Westfield Belconnen and a range of local cafés, restaurants and essential services are all within easy reach, while surrounding green spaces and reserves offer a relaxed, outdoorsy lifestyle. It's a location that supports both quiet nights in and easy weekends out.

WHAT THE OWNER LOVES:

"We've loved how easy and low maintenance the home has been, giving us more time to enjoy life rather than upkeep. It's a comfortable, practical space that just works for everyday living. The quiet street and friendly neighbourhood have made it feel like home from day one.

What we've loved most is how cosy and inviting the home feels, with everything we need in a neat and functional layout. It's been the perfect place to unwind at the end of the day. The sense of simplicity and comfort here has been really special."

OVERVIEW:

- 3 bedrooms, all with built-in robes
- 1 well-positioned bathroom
- Single car garage with internal access
- Single titled property with no body corporate
- Open plan living, dining and kitchen area
- Kitchen with gas cooking
- Timber look flooring throughout living areas
- Carpeted bedrooms
- Covered deck and pergola entertaining area
- Low maintenance yard with planter boxes
- Split system heating and cooling
- Functional and practical floorplan
- Move-in ready single level home
- Garden shed in backyard
- Adjustable lighting (cool, warm & white settings)
- Solar panels
- Split system heating and cooling
- Functional and practical floorplan
- Beautifully improved front and backyard areas
- Solar panels installed for energy efficiency
- Adjustable lighting throughout the home with cool, warm, and

- white light settings
- Added a handy backyard garden shed
- Raised garden beds for growing your own vegetables and fruit

RATES/SIZE:

Living Size: 91sqm approx.

Block Size: 226sqm approx.

Rates: \$2,364p.a approx.

Land Tax: \$3,333p.a approx.

EER: 6.0

Year Built: 2011

Disclaimer:

All information contained herein is gathered from 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.

MORE DETAILS

Property ID	1J5AF9U
Property Type	House
House Size	91 m2
Land Area	226 m2
EER	6

Eoin Ryan-Hicks 0424 042 419

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

Eoin.ryan-hicks@ljhooker.com.au

Olivia Schultz 0415 366 287

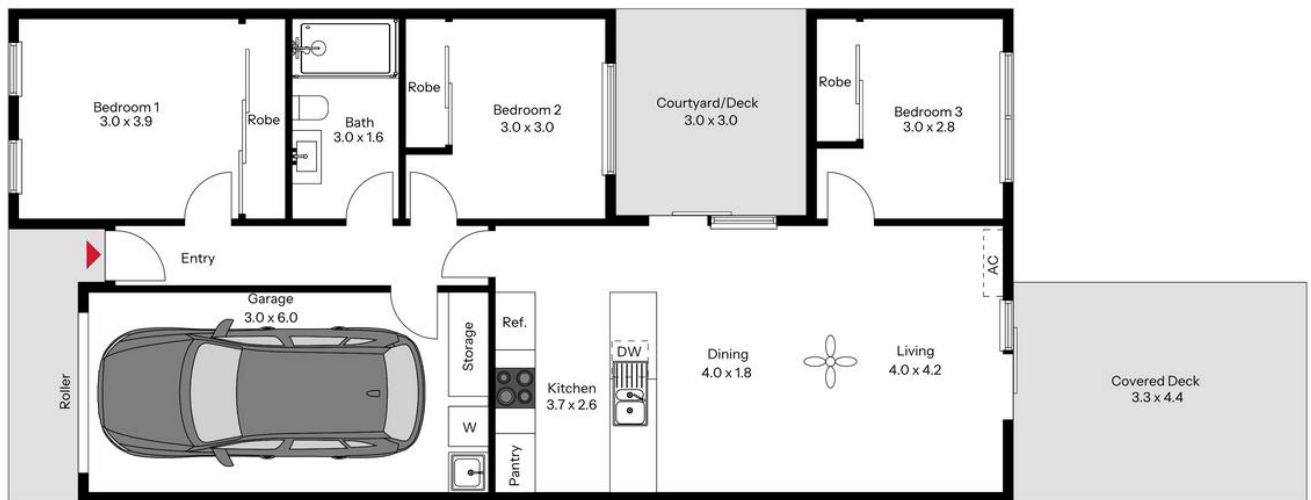
Licensed Agent | Team Ryan-Hicks | olivia.schultz@ljhkipax.com.au

LJ Hooker Kippax (02) 6255 3888

Cnr Luke Street & Hardwick Crescent, HOLT ACT 2615

kippax@ljhooker.com.au | kippax@ljhooker.com.au





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.

24 Audrey Cahn Street, MacGregor



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.

