



LJ Hooker



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## Macgregor, 24 Rag Holmes Street

Single Level, Modern Convenience

Nestled in a quiet street, this home offers an easy-care, low maintenance lifestyle.

The heart of the home is a well-equipped kitchen featuring a dishwasher, gas cooktop, electric fan-forced oven, breakfast bar, and ample storage, including a pantry.

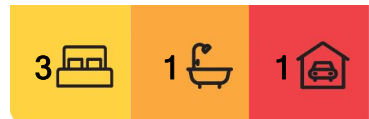
The living areas feature new flooring throughout and seamlessly flow into an enclosed backyard with a covered entertaining area, ideal for year-round enjoyment.

All three bedrooms are generous in size, feature built in robes and are serviced by a well-appointed, modern bathroom. For year-round comfort, the main living area is equipped with reverse-cycle air conditioning.

Outside, the low-maintenance front and rear yards require minimal upkeep, and the single-car garage offers internal access.



**Disclaimer:** 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.



**For Sale**  
Auction

**View**  
[ljhooker.com.au/HNZY5F8H](http://ljhooker.com.au/HNZY5F8H)

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**EER** ★★★★★★

**LJ Hooker Belconnen**  
**(02) 6251 1477**

Conveniently located near local schools, shops, and public transport links, this property offers easy access to Belconnen Town Centre and Kippax Shopping Complex.

Features:

- \* Single level 3-bedroom home.
- \* Generous bedrooms with built-in robes.
- \* Open plan living with direct access to 2 undercover outdoor areas.
- \* Modern kitchen with gas cooktop, dishwasher and plenty of storage.
- \* New flooring through the living areas.
- \* R/C heating and cooling.
- \* Freshly painted.
- \* Low maintenance, landscaped, secure back yard with large garden shed.
- \* Garage with internal access.
- \* Easy access to Belconnen Town Centre and Kippax Shopping Complex

\* Land Size: 249sqm

\* Living Size: 114sqm

\* Rates: \$2,180 p.a.

\* Land Tax: \$3,084 p.a. (investors only)

Disclaimer:

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## More About this Property

<b>Property ID</b>	HNZY5F8H
<b>Property Type</b>	House
<b>House Size</b>	114 m <sup>2</sup>
<b>Land Area</b>	250 m <sup>2</sup>
<b>EER</b>	6

**Kathy Komar 0455 891 351**

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*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.*

