



Macgregor, 278 Southern Cross Drive

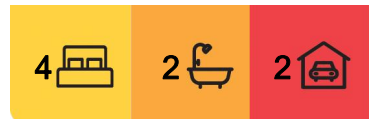
Space, Style, and RZ2 Zoning - The Smart Buy in Macgregor

FIND.

Positioned in a well-connected, family-focused pocket of Macgregor, this beautifully renovated home sits on a generous 904m² block in an RZ2 core development zone, offering space, comfort, and future potential in one of the area's most versatile properties. With easy access to major roads, local parks, schools, and shopping hubs, this home is perfectly placed for convenience and lifestyle.

LOVE.

Stretching across a generous single level, the home has been thoughtfully updated with modern interiors, hybrid timber flooring, recently painted, and renovated bathrooms. A choice of two spacious living areas gives families plenty of room to spread out and unwind, while the recently renovated kitchen with ample bench space forms the heart of the home. The seamless flow to a fantastic covered alfresco area makes entertaining a breeze, and



For Sale
Please Call

View
ljhooker.com.au/1HQKF9U

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EER ★★★★★

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the expansive backyard includes a garden shed for added storage.

LIVE.

Whether you're an investor, developer, or looking to settle in a forever family home, this property ticks every box. The generous land size and RZ2 zoning offer scope to develop, while the existing home is perfectly appointed for comfortable modern living. Enjoy easy access to local schools, playgrounds, Kippax Fair, public transport, and arterial roads into the City and Belconnen, everything you need is within reach.

ABOUT THE AREA

Local Transport:

- * Convenient access to bus routes connecting to Belconnen and City
- * Short drive to Belconnen Interchange and major roads

Shopping & Dining:

- * Kippax Fair Shopping Centre
- * Belconnen Westfield & Town Centre
- * Local cafes and eateries

Schools:

- * Macgregor Primary School
- * Kingsford Smith School
- * St Francis Xavier College

OVERVIEW:

- * 4 spacious bedrooms
- * 2 renovated bathrooms
- * 2 large living areas
- * Recently renovated kitchen with ample bench space
- * Recently painted interiors
- * Recently installed hybrid timber flooring
- * Covered pergola/alfresco area
- * Double carport
- * Garden shed
- * Reverse cycle split system heating & cooling
- * Land size: Approx. 904m²
- * Living area: Approx. 142.4m²
- * RZ2 zoning, core area with development potential
- * EER: 1.0
- * Currently rented for \$700 per week

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More About this Property

Property ID	1HQKF9U
Property Type	House
House Size	168 m2
Land Area	904 m2
EER	1
Including	Air Conditioning Dishwasher Outdoor Entertaining Floorboards Built-in-Robes

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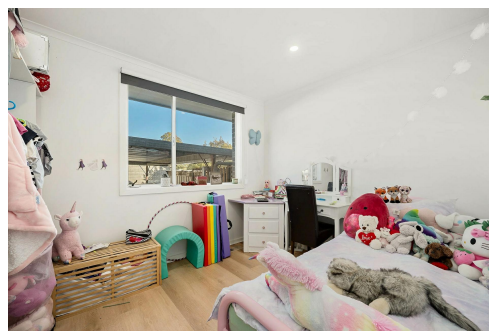
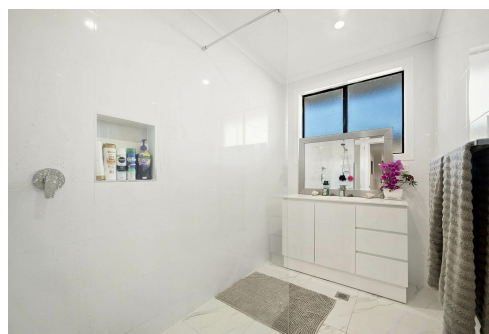
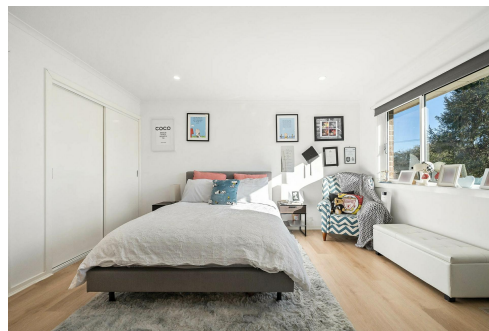
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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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