



Macgregor, 28 Audrey Cahn Street

Ready to Move Straight In!

AUCTION 19TH JUNE 2024 AT 6:00PM | LJ Hooker Canberra City Office, City Walk
Bidding Guide - \$649,000+

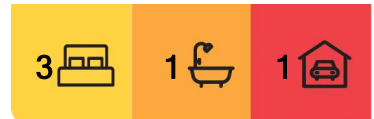
****No body corporate****

This charming 3 bedroom home in Macgregor is the ideal entry-level property for first-time buyers, young families or investors alike. The owners have done the hard work for you - with fresh paint and new carpet throughout, plus a recently landscaped front yard to add to the street appeal.

The master bedroom is located at the front of the home and features built-in wardrobes. The two additional bedrooms are sizeable and situated at the back of the house. The central bathroom is equipped with a bath and a separate toilet, offering convenience and a clever layout.



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
\$649,000+

View
ljhooker.com.au/1H0XF9U

Contact
Hannah Green
0422 381 055
hannah.green@ljhooker.com.au
Eoin Ryan-Hicks
0424 042 419
Eoin.ryan-hicks@ljhooker.com.au

EER ★★★★★

LJ Hooker Kippax
(02) 6255 3888

The heart of the home is the modern kitchen, fitted with gas cooking, oven, and a dishwasher. The kitchen flows seamlessly into the open-plan living area, creating a great space for entertaining. From here, step straight out onto the gorgeous back deck to soak up the delicious sunlight, a favourite feature of the current owners.

The property also includes side access from the front, a single car garage, and additional parking in front and on the street. Enjoy reverse cycle heating and cooling for year-round comfort.

This home is perfectly located just 50 meters from a serene reserve, making it easy to enjoy nature. It's also family-friendly, with four playgrounds just a 5-minute walk away, emphasising family fun. For your shopping needs, Kippax Fair is nearby, and Belconnen Town Centre is only a 10-minute drive away.

Features:

- Built in 2011
- 92sqm living
- Fresh paint and new carpet throughout
- Recently landscaped front yard
- Master bedroom at the front with built-in wardrobes
- Central bathroom with bath and separate toilet
- Modern kitchen with gas cooking, oven, and dishwasher
- Gorgeous back deck
- Side access from the front
- Single car garage, and additional parking
- Reverse cycle heating and cooling

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

Land Tax: \$3,084 p.a. approx.

EER: 5.5

Be quick to secure this opportunity to own a slice of Macgregor's charm. Contact us today to schedule a viewing and make this beautiful house your new home!

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.



LJ Hooker Kippax
(02) 6255 3888

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.

More About this Property

Property ID	1H0XF9U
Property Type	House
House Size	92 m ²
Land Area	250 m ²
EER	5.5
Including	Toilets (1)

Hannah Green 0422 381 055

Licensed Agent ACT & NSW | hannah.green@ljhooker.com.au

Eoin Ryan-Hicks 0424 042 419

Franchise Owner | Sales Manager | Licensed Agent ACT & NSW | Eoin.ryan-hicks@ljhooker.com.au

LJ Hooker Kippax (02) 6255 3888

Cnr Luke Street & Hardwick Crescent, HOLT ACT 2615
kippax.ljhooker.com.au | kippax@ljhooker.com.au



LJ Hooker Kippax
(02) 6255 3888

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.



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.

28 Audrey Cahn Street, Macgregor

Produced by DIAKRIT