



Macgregor, 28 Bryan Hudson Street

Where comfort meets convenience!

AUCTION 24TH APRIL 2024 AT 6:00PM | LJ Hooker Canberra City Office, City Walk
Bidding Guide - \$680,000+

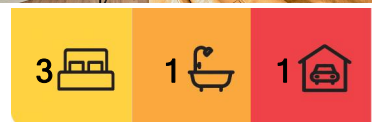
This charming residence boasts everything you need for a cozy and convenient lifestyle. Nestled in the heart of MacGregor, this delightful property offers the perfect blend of space and functionality. Featuring 3 bedrooms, 1 bathroom, and a single-car garage with internal access, it's an ideal space for both first-time buyers and downsizers alike.

Step inside to discover an inviting open-plan living area, perfect for entertaining guests or simply relaxing with family. The engineered timber floors add a touch of elegance, while the built-in wardrobes in all bedrooms provide ample storage space.

No need to worry about the weather, as this home comes equipped with reverse cycle heating and cooling, ensuring year-round comfort for you and your loved ones.



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
\$680,000+

View
ljhooker.com.au/1GZWF9U

Contact
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EER ★★★★★

LJ Hooker Kippax
(02) 6255 3888

Outside, you'll find an easy-care backyard, offering the perfect spot for outdoor gatherings or simply soaking up the sunshine.

Don't miss out on this fantastic opportunity to secure your slice of MacGregor living. Whether you're starting your home-ownership journey or looking to downsize without compromising on comfort, 28 Bryan Hudson Street is the perfect place to call home. Schedule your viewing today!

Features:

- 374m2 block
- 106m2 of living
- 20m2 of garaging
- Internal garage access
- Reverse cycle heating & cooling
- Open-plan living
- 3 bedrooms with built-ins
- Timber floor boards
- Electric cooking

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

Land Tax: \$3,541 p.a. approx.

EER: 4.5

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More About this Property

| | |
|----------------------|--------------------|
| Property ID | 1GZWF9U |
| Property Type | House |
| House Size | 126 m ² |
| Land Area | 375 m ² |
| EER | 4.5 |

Eoin Ryan-Hicks 0424 042 419

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

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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.

28 Bryan Hudson Street, Macgregor

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